

NOVEMBER 20, 2025

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session on Monday, November 10, 2025, at 6:00 P.M. Present and presiding, the Hon. Wes Golden, County Mayor (Chairman). Also present, Lee Harrell, Chief of Staff, Alison Kruger, County Clerk Chief Deputy of Operations, Garland Johnson, Lieutenant, Tim Harvey, County Attorney, Shannon Holt, Assistant Director of Accounts and Budgets, and the following Commissioners:

Joshua Beal	John Gannon	David Shelton
LaTonia Brown	Michael Lankford	Autumn Simmons
Nathan Burkholder	Rashidah Leverett	Joe Smith
Carmelle Chandler	Jorge Padro	Jeremiah Walker
Joe Creek	Lisa Prichard	Walker Woodruff
Billy Frye	Chris Rasnic	
Ryan Gallant	Rickey Ray	

PRESENT: 19

ABSENT: David Harper and Jason Knight (2)

When and where the following proceedings were had and entered of record, to-wit:

BOARD OF COMMISSIONERS

AGENDA

NOVEMBER 10, 2025

CALL TO ORDER – Lieutenant Garland Johnson

PLEDGE OF ALLEGIANCE – Commissioner Chris Rasnic

INVOCATION – Chaplain Jeremiah Walker

ROLL CALL

CITIZENS TO ADDRESS THE COMMISSION - *Any member of the public wishing to make public comment should notify the chair or secretary of the meeting of their desire to speak, or at the time the "Public Comment Period" is called, and they will be allowed to speak as required by the statute and the internal rules as allowed.*

PRESENTATIONS

None

ZONING RESOLUTIONS

CZ-16-2025 Application of Thoung Pham from R-1 to C-5

CZ-17-2025 Application of Lora Richardson from AG to E-1

CZ-18-2025 Application of Thomas B. Black from AG to E-1

CZ-21-2025 Application of Paul Collins from AG to R-1

RESOLUTIONS

25-11-1* Resolution Amending the Fiscal Year 2026 Budget of Montgomery County, Tennessee

25-11-2* Resolution to Accept and Appropriate Donated Funds from Hankook Tire USA

25-11-3* Resolution to Approve Interlocal Agreement Between Multiple City, County and School System Entities Establishing the Handle With Care Program

25-11-4* Resolution to Enter into Lease Agreement for Storage Facilities

25-11-5* Resolution of the County Commission of the County of Montgomery, Tennessee Approving a Tax-Exempt Bond Financing to be Undertaken by the Health and Educational Facilities Board of Rutherford County with Respect to Certain Projects of Ascension Health Alliance Located in the County of Montgomery, Tennessee

25-11-6* Initial Resolution Authorizing the Issuance of Not to Exceed \$51,000,000 General Obligation Bonds of Montgomery County, Tennessee

25-11-7* A Resolution Authorizing the Issuance of General Obligation Bonds of Montgomery County, Tennessee in the Aggregate Principal Amount of Not to Exceed \$51,000,000, in One or More Series; Making Provision for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom; and Providing for the Levy of Taxes for the Payment of Principal of, Premium, if Any, and Interest on the Bonds

*** CONSENT AGENDA CONSIDERATION**

Items in this portion of the agenda are considered to be routine and non-controversial by the County Commission and may be approved by one motion; however, a member of the County Commission may request that an item be removed for separate consideration.

Adoption: *Commission Minutes dated October 20, 2025
*County Clerk's Report and Notary List
* Nominating Committee Nominations
* County Mayor Nominations & Appointments
* Highway Dept. Quarterly Road Report Ending September 2025

VERBAL REPORTS

1. School Board Liaison – Commissioner Nathan Burkholder

ELECTION PROCESS FOR DISTRICT 3 SCHOOL BOARD SEAT – VOTING

1. Michelle James
2. Teresa Crosslin
3. Darryl D. Anderson
4. Kathryn Texidor

REPORTS FILED

1. Building & Codes Reports
2. Trustee's Reports
3. Airport Quarterly Report -1st QTR FY2026
4. Capital Projects Quarterly Construction Report – November 2025
5. Driver Safety Quarterly Report
6. **Accounts & Budgets Reports**

ANNOUNCEMENTS

Join us at the Downtown Commons on Saturday, December 6th at 4:30 p.m. for the lighting of the County Christmas tree followed at 5:00 p.m. by the annual Lighted Christmas Parade presented jointly by Montgomery County and the City of Clarksville. This year's theme is "Christmas Through the Decades".

ADJOURN – Lieutenant Garland Johnson

The floor was opened for the public comment period. No speakers addressed the Commission.

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS AMENDING THE ZONE CLASSIFICATIONS OF THE
PROPERTY OF THOUNG PHAM**

WHEREAS, an application for a zone change from R-1 - Single-Family Residential District / / to C-5 - Highway & Arterial Commercial District/ / has been submitted by Thoung Pham

WHEREAS, said property is identified as County Tax Map 082 , parcel 168.00 , containing 1.38 acres, situated in Civil District 11, located on a A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the Mcadoo Creek Rd & HWY 41A S intersection.; and

WHEREAS, said property is described as follows:

Beginning at a point, said point being the north right of way of Madison Street, said point being N 85° 29' E for a distance of 126 feet from the centerline intersection of Madison Street and Pine Village Way, said point also being the southwestern corner of the herein described parcel;
Thence, leaving said Madison Street and along the east property line of the Danell Welch property as described in ORV 1491, page 2662, N 14° 23' 39" E for a distance of 154.94 feet to a point on a line;

Thence, along the east property line of the Danell Welch property as described in ORV 1573, page 1672, N 14° 23' 39" E for a distance of 115.63 feet to a point on a line;

Thence, along the east property line of the Danell Welch property as described in ORV 1591, page 429, N 14° 23' 39" Ea distance of 198.60 feet to a point on a line, said point being the north west corner of the herein described parcel, said point being the southern property line of the Robert Forte property as described in ORV 1248, page 413;

Thence, with said Robert Forte property, S 86° 29' 09" E for a distance of 114.63 feet to a point on a line, said point being the north east corner of the herein described parcel;

Thence, along the east property line of the Russell Farley property as described in ORV 762, page 479, S 11 ° 51' 03" W for a distance of 501.58 feet to a point on a line, said point being the north right of way of said Madison Street, said point being the south east corner of the herein described parcel;

Thence, along said Madison Street right of way, N 71° 14' 40" Wfor a distance of 135.22 feet to a point on a line, said point being the point of beginning, said parcel containing 60,073 Square Feet or 1.38 Acres, more or less.

Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.

WHEREAS, the Planning Commission staff recommends disapproval and the Regional Planning Commission recommends approval of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on Monday, November 10, 2025, that the zone classification of the property of Thoung Pham from R-1 - Single-Family Residential District / / to C-5 - Highway & Arterial Commercial District/ / is hereby approved.

Duly passed and approved this Monday, November 10, 2025

Sponsor's Signature _____
Sponsor's Printed Name _____
Commissioner's Signature _____
Commissioner's Printed Name Ryan Gallant
Approved _____
Wes Golden, County Mayor

Attested Teresa Cottrell by Dawn Lynne CD
Teresa Cottrell, County Clerk



COUNTY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Board of County Commissioners meeting on: November 10, 2025. The public hearing will be held on: November 3, 2025.

1 **Zoning Case # CZ-16-2025**

Amending the Zoning Resolution Map of Montgomery County, application of Thoung Pham, for Zone Change on A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the McAdoo Creek Rd & HWY 41A S intersection from R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District .

RPC Staff: Disapproval

RPC Commission: Approval

2 **Zoning Case # CZ-17-2025**

Amending the Zoning Resolution Map of Montgomery County, application of Lora Richardson , for Zone Change on a parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

3 **Zoning Case # CZ-18-2025**

Amending the Zoning Resolution Map of Montgomery County, application of Thomas B Black , for Zone Change on a parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

4 **Zoning Case # CZ-21-2025**

Amending the Zoning Resolution Map of Montgomery County, application of Paul Collins, for Zone Change on a tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection from AG - Agricultural District to R-1 - Single-Family Residential District .

RPC Staff: Approval

RPC Commission: Approval



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
ZONING REPORT
Oct 28, 2025

Case: CZ - 16 - 2025

General Information:

Agent: Jacqueline Harker

Applicant: Thoung Pham

Tax Map: 082 **Parcel(s):** 168.00

Total Acreage to Be Rezoned: 1.38 +/-

Present Zoning: R-1 - Single-Family Residential District

Proposed Zoning: C-5 - Highway & Arterial Commercial District

Extension of Zoning Classification: NO

Property Location: A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the Mcadoo Creek Rd & HWY 41A S intersection.

Description of Property: Existing residential home site.

City Council Ward: County Commission District: 15 Civil District: 11

Growth Plan Area: UGB **Planning Area:** Sango

Applicant's Statement: For future development of property & to serve a better use as adjacent properties are multifamily and C-5 property currently has a run down dwelling and serves no purpose.

Previous Zoning History:

Department Comments:

- 1. Utility District Comments:** No gravity sewer available.
- 2. City Street Dept / County Highway Dept Comments:** No comment at this time.
- 3. Drainage Comments:** Department responded. No concerns listed.
- 4. Clarksville Dept of Energy / Cumberland Electric Membership Corp:**
- 5. Clarksville Fire Rescue / Montgomery County Fire Service Comments:**

Case: CZ - 16 - 2025

Department responded. No concerns listed.

6. Emergency Management Agency Comments:

7. Police Dept / Sheriff's Office Comments: No Comment(s) Received

8. City Building Dept / County Building Dept Comments: Department responded. No concerns listed.

9. Fort Campbell Comments:

10. Clarksville Montgomery County School System:

Sango Elementary School, Bldg Capacity: 91% Portables In Use: 5

Richview Middle School, Bldg Capacity: 99% Portables In Use: 2

Clarksville High School, Bldg Capacity: 102%, Portables In Use: 5

11. Other Comments:

Planning Staff's Study and Recommendation:

1. Impact of Proposed Use on Surrounding Development:

The proposed C-5 zoning designation is intended to support a diverse mix of auto-oriented commercial uses and services with potential increases in traffic, light and noise.

2. Site Infrastructure:

Water Source: City

Sewer Source: City

Road Access: Highway 41-A

Drainage Comments:

Karst Topographic Features:

3. Residential Development Estimates:

Applicant's

Lots / Units:

Population:

Historic

Lots / Units:

Population:

4. Planning Area:

Sango Planning Area

5. Future Land Use Map:

Mixed Residential Neighborhood

6. Staff Recommendation:

Disapproval

Recommendation Reasoning:

This request is not consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The proposed C-5 Highway & Arterial Commercial District does not align with the adopted Future Land Use Map designation of Mixed Residential Neighborhood.

The adopted Clarksville-Montgomery County Comprehensive Plan, along with the Sango Planning Area General Recommendations, emphasize the need to limit the over saturation of strip commercial development.

The Sango Planning Area appears to currently have a surplus of vacant commercially zoned properties along the 41A Corridor in areas better suited for commercial development.



CZ-16-2025

APPLICANT:

THOUNG PHAM

REQUEST:

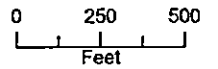
**R-1
TO
C-5**

MAP & PARCEL

082 16800

ACRES +/-
1.38

Scale: 1:5,000



10/28/2025



CZ-16-2025

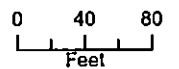
APPLICANT:
THOUNG PHAM

REQUEST:
R-1
TO
C-5

MAP & PARCEL
082 16800

ACRES +/-
1.38

Scale: 1:1,000



10/28/2025



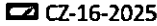







CZ-16-2025

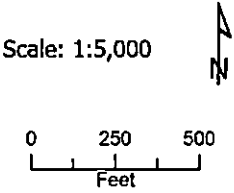
APPLICANT:
THOUNG PHAM

REQUEST:
R-1
TO
C-5

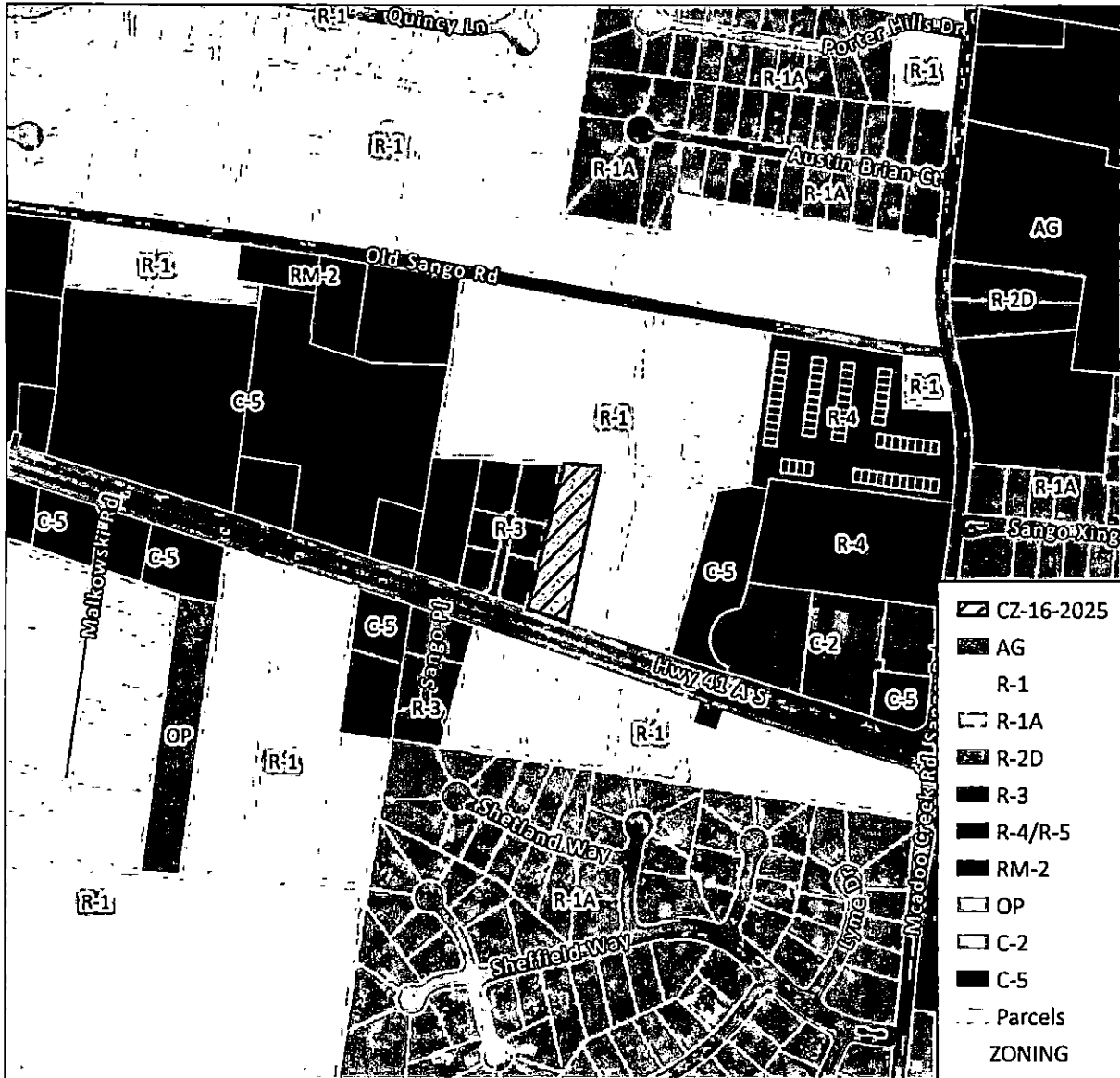
MAP & PARCEL
082 16800

ACRES +/-
1.38

-  CZ-16-2025
-  Parcels
-  Corridor Commercial
-  Commercial Industrial Hybrid
-  Mixed Residential Neighborhood
-  Neighborhood Commercial
-  Public, Institutional, and Utility
-  Suburban Neighborhood



10/28/2025















CZ-16-2025

APPLICANT:
THOUNG PHAM

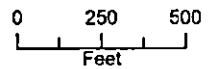
REQUEST:
R-1
TO
C-5

MAP & PARCEL
082 16800

ACRES +/-
1.38

-  CZ-16-2025
 -  AG
 -  R-1
 -  R-1A
 -  R-2D
 -  R-3
 -  R-4/R-5
 -  RM-2
 -  OP
 -  C-2
 -  C-5
 -  Parcels
- ZONING**

Scale: 1:5,000



10/28/2025

On Motion to Adopt by Commissioner Smith, seconded by Commissioner Woodruff,

the foregoing Zoning Resolution was Adopted by the following roll call vote:

District	Commissioner	Vote	District	Commissioner	Vote	District	Commissioner	Vote
1	John Gannon	Y	8	LaTonia Brown	Y	15	David Harper	---
2	Jason Knight	---	9	Jorge Padro	Y	16	Lisa Prichard	Y
3	Joe Smith	Y	10	Jeremiah Walker	Y	17	Chris Rasnic	Y
4	Rickey Ray	Y	11	Joe Creek	Y	18	Ryan Gallant	Y
5	Rashidah Leverett	Y	12	Carmelle Chandler	Y	19	Billy Frye	Y
6	Michael Lankford	N	13	Walker Woodruff	Y	20	Autumn Simmons	Y
7	Nathan Burkholder	Y	14	Joshua Beal	Y	21	David Shelton	Y

Yeses – 18 Noes – 1 Abstentions – 0

ABSENT: Jason Knight and David Harper (2)

RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS AMENDING THE ZONE CLASSIFICATIONS OF THE PROPERTY OF LORA RICHARDSON

WHEREAS, an application for a zone change from AG - Agricultural District / / to E-1 - Single-Family Estate District/ / has been submitted by Lora Richardson


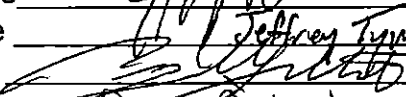
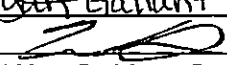
WHEREAS, said property is identified as County Tax Map 084 , parcel 003.00 , containing 1 acres, situated in Civil District 5, located on a A parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection.; and

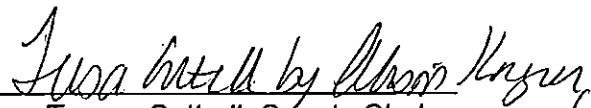
WHEREAS, said property is described as follows:
Beginning at an iron pin in the north margin of an unnamed gravel road, said pin being 491 feet north on Cross Springs Road as measured along the center line of said gravel road, and running thence N 12° 50' E 210 feet to an iron pin; thence N 64° W 210 feet to an iron pin; thence S 12° 30' E 210 feet to an iron pin, thence with the north margin on said gravel road S 53° 30' E 42 feet to an iron pin; thence continuing with said road S 67° 30' E 168 feet to the beginning, according to survey by William N. Young dated 9/20/76. ***Property is vacant land.

WHEREAS, the Planning Commission staff recommends approval and the Regional Planning Commission recommends approval of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on Monday, November 10, 2025, that the zone classification of the property of Lora Richardson from AG - Agricultural District / / to E-1 - Single-Family Estate District/ / is hereby approved.

Duly passed and approved this Monday, November 10, 2025

Sponsor's Signature	
Sponsor's Printed Name	Jeffrey Tyndall
Commissioner's Signature	
Commissioner's Printed Name	Ryan Gallant
Approved	
	Wes Golden, County Mayor

Attested 
Teresa Cottrell, County Clerk



COUNTY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Board of County Commissioners meeting on: **November 10, 2025**. The public hearing will be held on: **November 3, 2025**.

1 Zoning Case # CZ-16-2025

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RPC Staff: Disapproval

RPC Commission: Approval

2 Zoning Case # CZ-17-2025

Amending the Zoning Resolution Map of Montgomery County, application of Lora Richardson , for Zone Change on a parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

3 Zoning Case # CZ-18-2025

Amending the Zoning Resolution Map of Montgomery County, application of Thomas B Black , for Zone Change on a parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

4 Zoning Case # CZ-21-2025

Amending the Zoning Resolution Map of Montgomery County, application of Paul Collins, for Zone Change on a tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection from AG - Agricultural District to R-1 - Single-Family Residential District .

RPC Staff: Approval

RPC Commission: Approval



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
ZONING REPORT
Oct 28, 2025

Case: CZ - 17 - 2025

General Information:

Agent: Bryce Powers

Applicant: Lora Richardson

Tax Map: 084 **Parcel(s):** 003.00

Total Acreage to Be Rezoned: 1 +/-

Present Zoning: AG - Agricultural District

Proposed Zoning: E-1 - Single-Family Estate District

Extension of Zoning Classification:

Property Location: A parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection.

Description of Property:

City Council Ward: **County Commission District:** 15 **Civil District:** 5

Growth Plan Area: RA **Planning Area:** Fredonia/Adams

Applicant's Statement: To bring existing lot into conformance with zoning. Lot has existed since 1976.

Previous Zoning History:

Department Comments:

1. Utility District Comments: No Comment(s) Received

2. City Street Dept / County Highway Dept Comments: Department responded. No concerns listed.

3. Drainage Comments: Department responded. No concerns listed.

4. Clarksville Dept of Energy / Cumberland Electric Membership Corp:

5. Clarksville Fire Rescue / Montgomery County Fire Service Comments:
Department responded. No concerns listed.

6. Emergency Management Agency Comments:

7. Police Dept / Sheriff's Office Comments: No Comment(s) Received

8. City Building Dept / County Building Dept Comments: Department responded. No concerns listed.

9. Fort Campbell Comments:

10. Clarksville Montgomery County School System:

Carmel Elementary School, Bldg Capacity: 84% Portables In Use: 0

Rossvie Middle School, Bldg Capacity: 85% Portables In Use: 5

Rossvie High School, Bldg Capacity: 91%, Portables In Use: 10

11. Other Comments:

Planning Staff's Study and Recommendation:

1. Impact of Proposed Use on Surrounding Development:

2. Site Infrastructure:

Water Source:

Sewer Source: Septic

Road Access: Charles Holt Road

Drainage Comments:

Karst Topographic Features:

3. Residential Development Estimates:

Applicant's

Lots / Units:

Population:

Historic

Lots / Units:

Population:

4. Planning Area:

Case: CZ - 17 - 2025

Fredonia / Adams

5. Future Land Use Map:

Rural Reserve

6. Staff Recommendation:

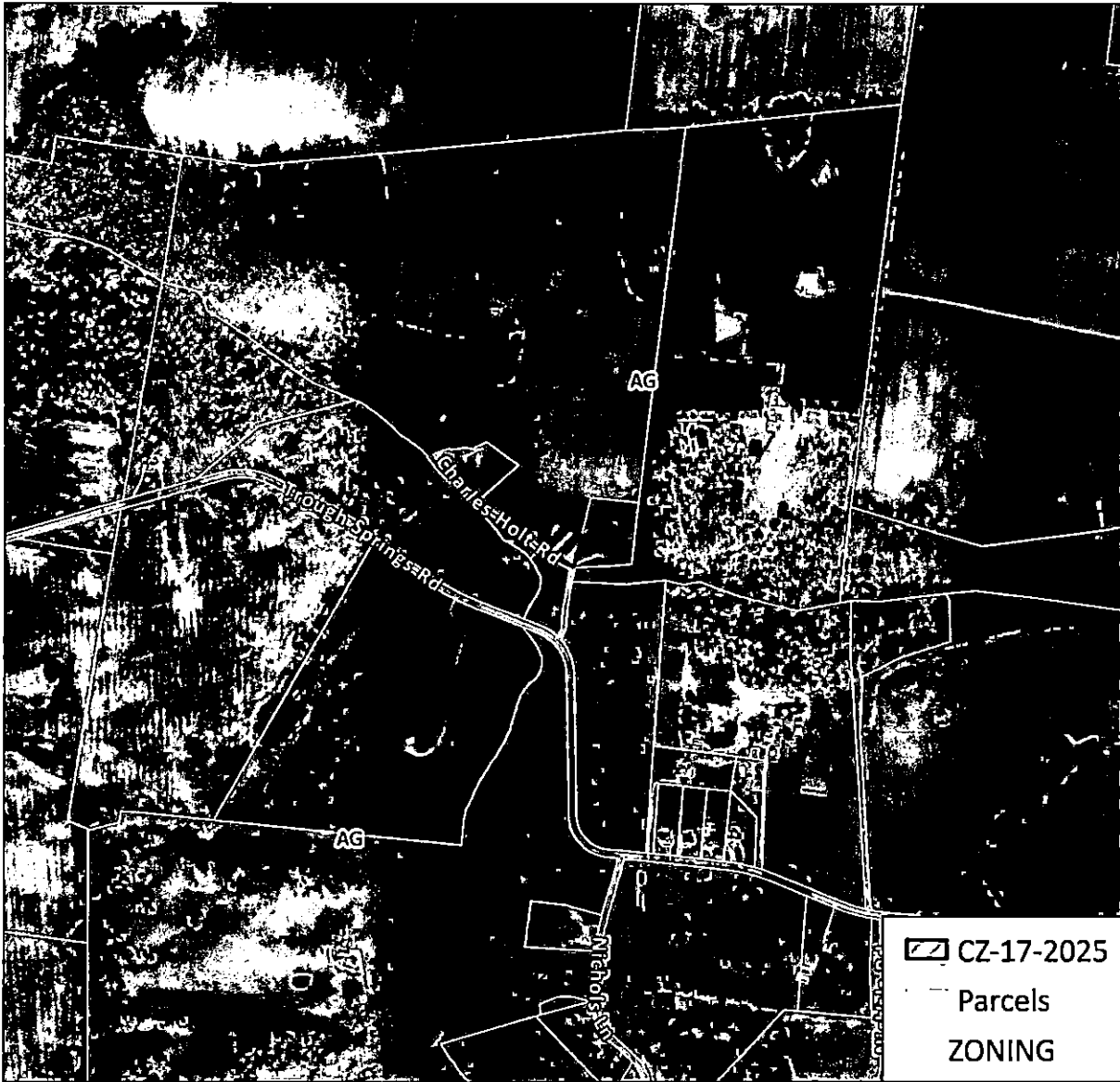
Approval

Recommendation Reasoning:

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The requested E-1 Estate District aligns with the Rural Reserve Future Land Use Designation as this request is near existing established area of residential development.

This request brings an existing non-conforming parcel into conformance with the current County Zoning Resolution.



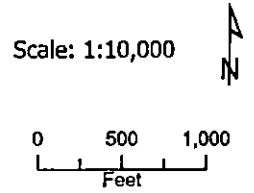
CZ-17-2025

APPLICANT:
LORA RICHARDSON

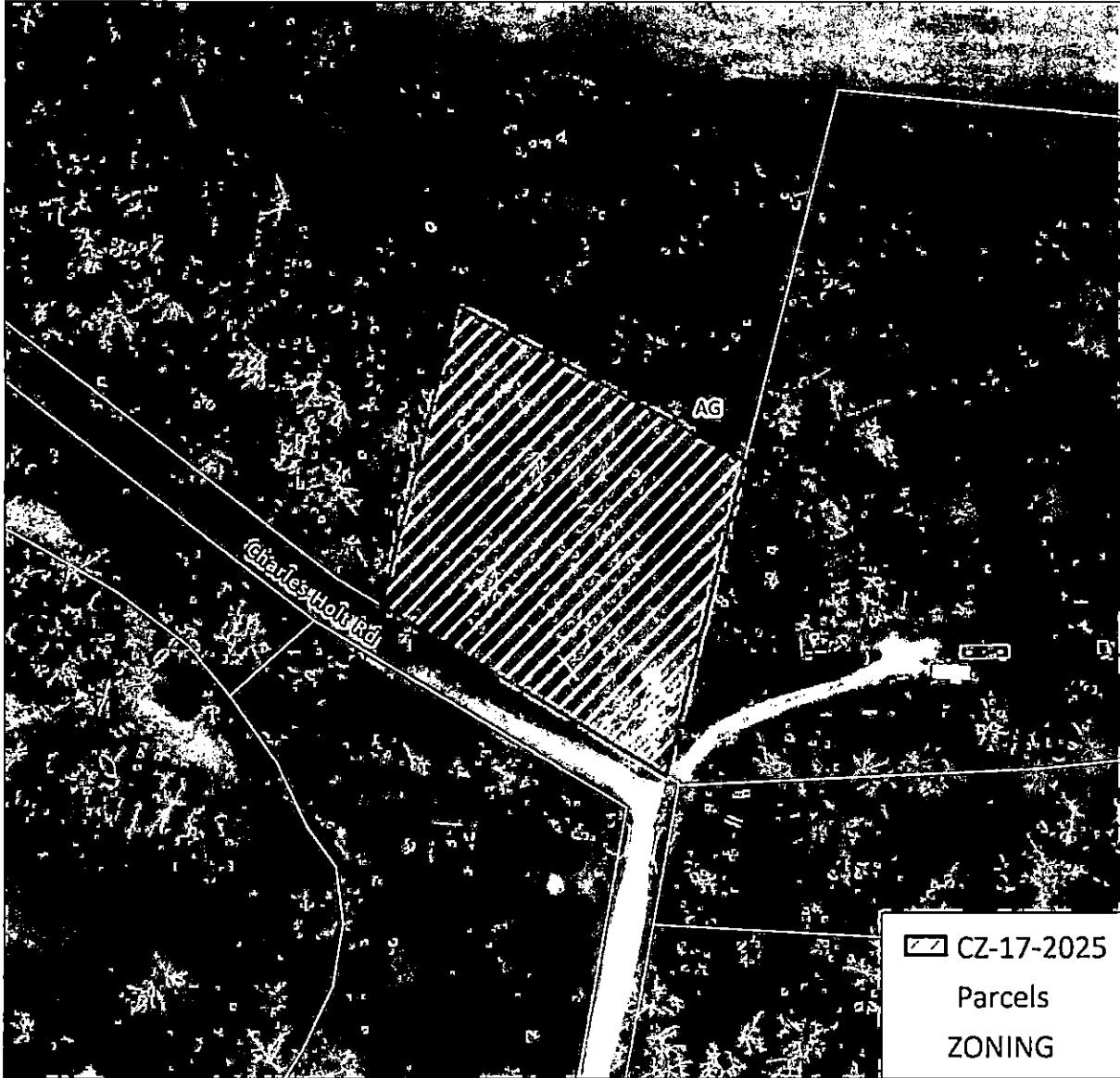
REQUEST:
AG
TO
E-1

MAP & PARCEL
084 00300

ACRES +/-
1



10/28/2025




CZ-17-2025

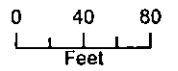
APPLICANT:
LORA RICHARDSON


REQUEST:
AG
TO
E-1

MAP & PARCEL
084 00300

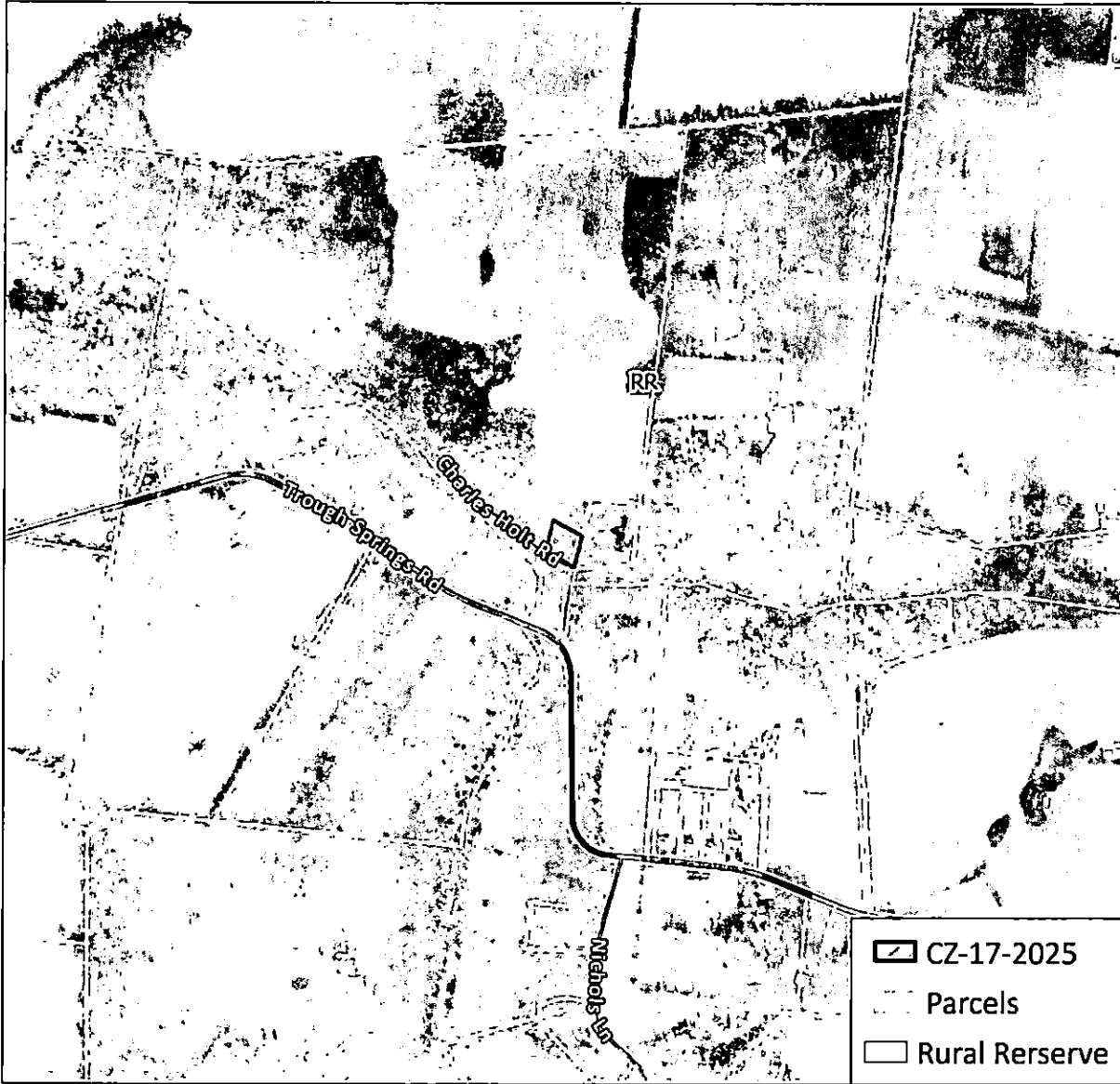
ACRES +/-
1

Scale: 1:1,000 



 **CZ-17-2025**
Parcels
ZONING

10/28/2025



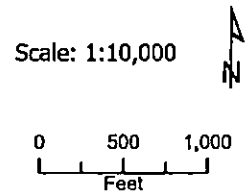
CZ-17-2025




APPLICANT:
LORA RICHARDSON

REQUEST:
AG
TO
E-1

MAP & PARCEL
084 00300

ACRES +/-
1



-  CZ-17-2025
-  Parcels
-  Rural Reserve

10/28/2025




CZ-17-2025

APPLICANT:
LORA RICHARDSON

REQUEST:
AG
TO
E-1

MAP & PARCEL
084 00300

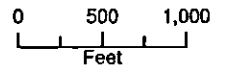
ACRES +/-
1

 CZ-17-2025

 AG

Parcels
ZONING

Scale: 1:10,000



10/28/2025

On Motion to Adopt by Commissioner Beal, seconded by Commissioner Rasnic, the

foregoing Zoning Resolution was Adopted by the following roll call vote:

District	Commissioner	Vote	District	Commissioner	Vote	District	Commissioner	Vote
1	John Gannon	Y	8	LaTonia Brown	Y	15	David Harper	---
2	Jason Knight	---	9	Jorge Padro	Y	16	Lisa Prichard	Y
3	Joe Smith	Y	10	Jeremiah Walker	Y	17	Chris Rasnic	Y
4	Rickey Ray	Y	11	Joe Creek	Y	18	Ryan Gallant	Y
5	Rashidah Leverett	Y	12	Carmelle Chandler	Y	19	Billy Frye	Y
6	Michael Lankford	Y	13	Walker Woodruff	Y	20	Autumn Simmons	Y
7	Nathan Burkholder	Y	14	Joshua Beal	Y	21	David Shelton	Y

Yeses – 19 Noes – 0 Abstentions – 0

ABSENT: Jason Knight and David Harper (2)

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS AMENDING THE ZONE CLASSIFICATIONS OF THE
PROPERTY OF THOMAS B BLACK**

WHEREAS, an application for a zone change from AG - Agricultural District / / to E-1 - Single-Family Estate District/ / has been submitted by Thomas B Black

WHEREAS, said property is identified as County Tax Map 133 , parcel 044.00 , containing 1.25 acres, situated in Civil District 18, located on a A parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection.; and

WHEREAS, said property is described as follows:

Beginning at a point in the Eastern margin of the New Vernon Creek Road, said point being 399.45 feet from the Northwest margin of old Highway 13 as measured along the Eastern boundary of said New Vernon Creek Road, thence North 11 degrees 37' 55" West 79.69 feet to a monument; thence continuing with said road North 6 degrees 22' 23" West 195.69 feet to a monument; thence North 26 degrees 45' 25" East 80.15 feet to a point in the Southwest margin of the Old Vernon Creek Road; thence with said road South 74 degrees 5' 17" East 14.85 feet to a monument; thence North 22 degrees 59' 3" East 4.48 feet to a point; thence South 67 degrees 16' 5" East 63.81 feet to a point; thence South 22 degrees 43' 55" West 133.25 feet to a point; thence South 34 degrees 21' 9" East 153.88 feet to a point; thence South 78 degrees 22' 5" West 208.98 feet to the point of beginning.

This property is subject to(!) building setback lines, utility and drainage easements and all other matters on the aforementioned plat of record; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; (5) building restrictions; (6) other matters of public record.

Being the same property conveyed to Bruce E. Wilson and wife, Mayme R. Wilson, as tenants by the entirety, by deed of record in Official Record Book Volume 213, Page 303, in the Register's Office for Montgomery County, Tennessee. Mayme R. Wilson died on March 7, 2015, leaving Bruce E. Wilson as the surviving tenant by the entirety. Bruce E. Wilson died October 26, 2022 testate, devising subject property to Russell Hagan Wilson in his Will. Reference is made to Probate Case MC-CH-CV-PB-22-474, Montgomery County in the Chancery/Probate Court. The legal description used herein is taken from said deed.

WHEREAS, the Planning Commission staff recommends approval and the Regional Planning Commission recommends approval of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on Monday, November 10, 2025, that the zone classification of the property of Thomas B Black from AG - Agricultural District / / to E-1 - Single-Family Estate District/ / is hereby approved.

Duly passed and approved this Monday, November 10, 2025

Sponsor's Signature _____
Sponsor's Printed Name _____ Jeffrey Tynan
Commissioner's Signature _____
Commissioner's Printed Name _____ Ryan Garland
Approved _____
Wes Golden, County Mayor

Attested True attested by Alison Kyle CO
Teresa Cottrell, County Clerk



COUNTY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Board of County Commissioners meeting on: November 10, 2025. The public hearing will be held on: November 3, 2025.

1 Zoning Case # CZ-16-2025

Amending the Zoning Resolution Map of Montgomery County, application of Thoung Pham, for Zone Change on A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the McAdoo Creek Rd & HWY 41A S intersection from R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District .

RPC Staff: Disapproval

RPC Commission: Approval

2 Zoning Case # CZ-17-2025

Amending the Zoning Resolution Map of Montgomery County, application of Lora Richardson , for Zone Change on a parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

3 Zoning Case # CZ-18-2025

Amending the Zoning Resolution Map of Montgomery County, application of Thomas B Black , for Zone Change on a parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

4 Zoning Case # CZ-21-2025

Amending the Zoning Resolution Map of Montgomery County, application of Paul Collins, for Zone Change on a tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection from AG - Agricultural District to R-1 - Single-Family Residential District .

RPC Staff: Approval

RPC Commission: Approval



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
ZONING REPORT
Oct 28, 2025

Case: CZ - 18 - 2025

General Information:

Applicant: Thomas B Black

Tax Map: 133 **Parcel(s):** 044.00

Total Acreage to Be Rezoned: 1.25 +/-

Present Zoning: AG - Agricultural District

Proposed Zoning: E-1 - Single-Family Estate District

Extension of Zoning Classification:

Property Location: A parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection.

Description of Property:

City Council Ward: **County Commission District:** 6 **Civil District:** 18

Growth Plan Area: RA **Planning Area:** Cumberland South River

Applicant's Statement: Rezoning to comply with building single family home and garage.

Previous Zoning History:

Department Comments:

1. Utility District Comments:

2. City Street Dept / County Highway Dept Comments: Department responded. No concerns listed.

3. Drainage Comments: Department responded. No concerns listed.

4. Clarksville Dept of Energy / Cumberland Electric Membership Corp:

5. Clarksville Fire Rescue / Montgomery County Fire Service Comments:
Department responded. No concerns listed.

6. Emergency Management Agency Comments:

7. Police Dept / Sheriff's Office Comments: No Comment(s) Received

8. City Building Dept / County Building Dept Comments: Department responded. No concerns listed.

9. Fort Campbell Comments:

10. Clarksville Montgomery County School System:

Montgomery Central Elementary School, Bldg Capacity: 98% Portables In Use: 0

Montgomery Central Middle School, Bldg Capacity: 97% Portables In Use: 4

Montgomery Central High School, Bldg Capacity: 82%, Portables In Use: 0

11. Other Comments:

Planning Staff's Study and Recommendation:

1. Impact of Proposed Use on Surrounding Development:

Minimal impact.

2. Site Infrastructure:

Water Source:

Sewer Source: Septic

Road Access: Vernon Creek Road

Drainage Comments:

Karst Topographic Features:

3. Residential Development Estimates:

Applicant's

Lots / Units:

Population:

Historic

Lots / Units: 1

Population:

4. Planning Area:

Case: CZ - 18 - 2025

Cumberland River South

5. Future Land Use Map:

Rural Reserve

6. Staff Recommendation:

Approval

Recommendation Reasoning:

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The requested E-1 Estate District aligns with the Rural Reserve Future Land Use Designation and this request is near existing established area of residential development.

This request brings an existing non-conforming parcel into conformance with the current County Zoning Resolution.



CZ-18-2025

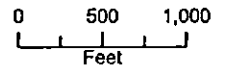
APPLICANT:
THOMAS B BLACK

REQUEST:
AG
TO
E-1


MAP & PARCEL
133 04400

ACRES +/-
1.25

Scale: 1:10,000



10/28/2025

 CZ-18-2025

 Parcels

ZONING



CZ-18-2025

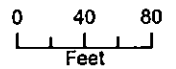
APPLICANT:
THOMAS B BLACK


REQUEST:
AG
TO
E-1


MAP & PARCEL
133 04400

ACRES +/-
1.25

Scale: 1:1,000

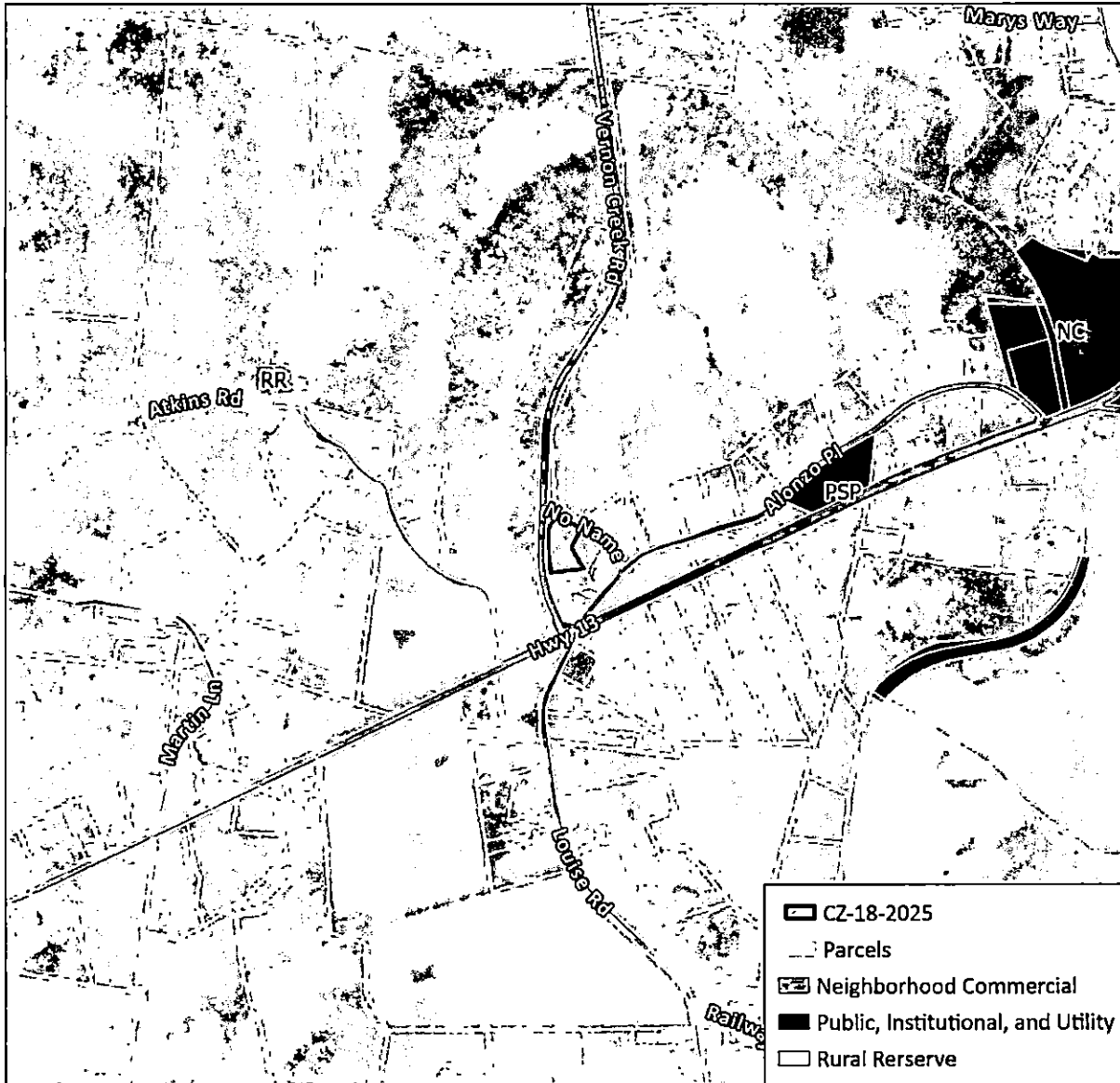


 CZ-18-2025

 Parcels

ZONING

10/28/2025



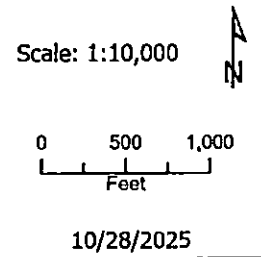
CZ-18-2025

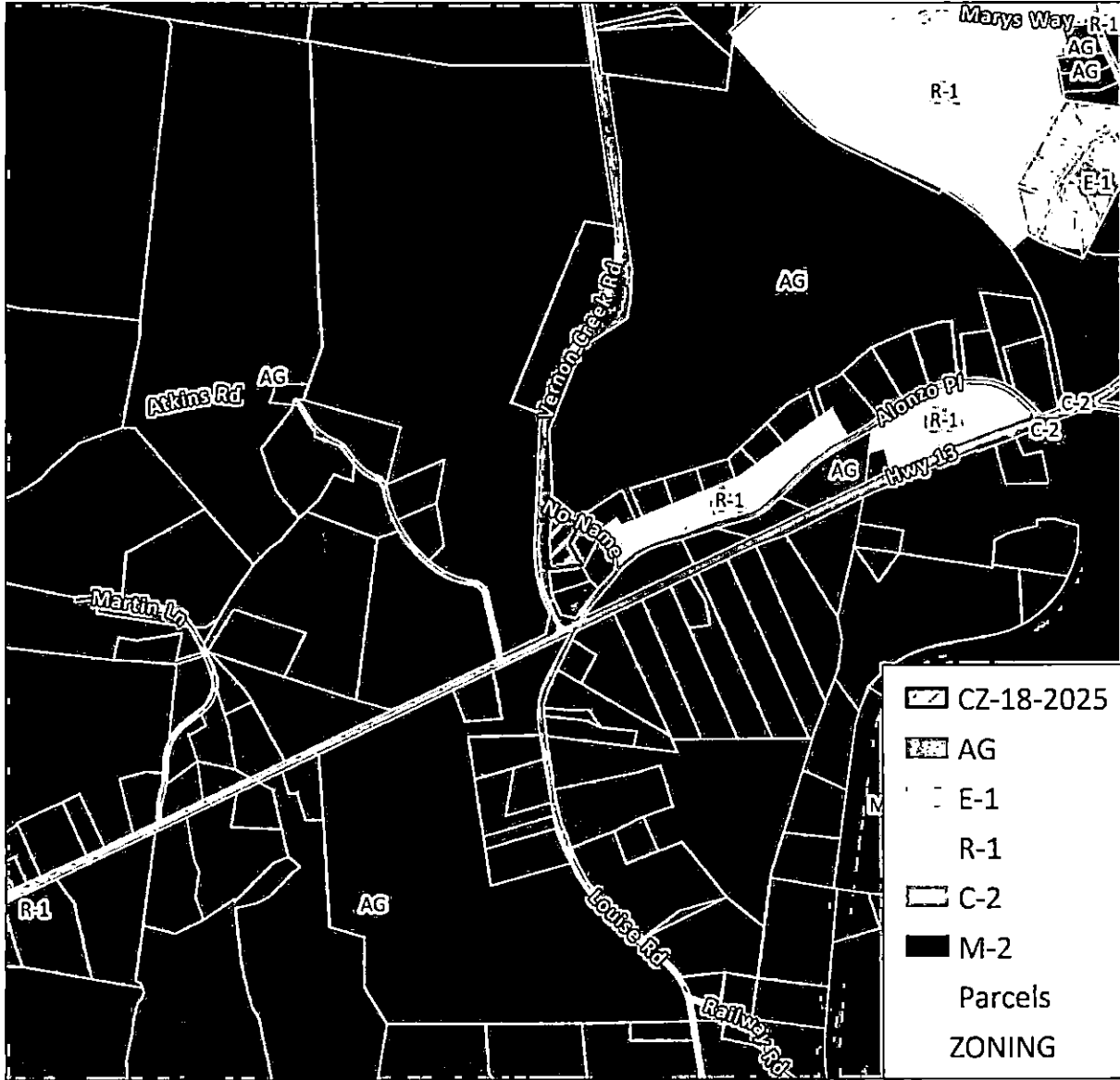
APPLICANT:
THOMAS B BLACK

REQUEST:
AG
TO
E-1

MAP & PARCEL
133 04400

ACRES +/-
1.25





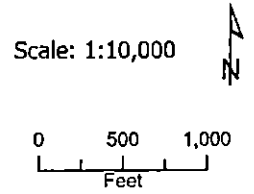
CZ-18-2025

APPLICANT:
THOMAS B BLACK








REQUEST:
AG
TO
E-1

MAP & PARCEL
133 04400

ACRES +/-
1.25



10/28/2025

-  CZ-18-2025
-  AG
-  E-1
-  R-1
-  C-2
-  M-2
-  Parcels
- ZONING**

On Motion to Adopt by Commissioner Gallant, seconded by Commissioner Walker, the foregoing Zoning Resolution was Adopted by the following roll call vote:

District	Commissioner	Vote	District	Commissioner	Vote	District	Commissioner	Vote
1	John Gannon	Y	8	LaTonia Brown	Y	15	David Harper	---
2	Jason Knight	---	9	Jorge Padro	Y	16	Lisa Prichard	Y
3	Joe Smith	Y	10	Jeremiah Walker	Y	17	Chris Rasnic	Y
4	Rickey Ray	Y	11	Joe Creek	Y	18	Ryan Gallant	Y
5	Rashidah Leverett	Y	12	Carmelle Chandler	Y	19	Billy Frye	Y
6	Michael Lankford	Y	13	Walker Woodruff	Y	20	Autumn Simmons	Y
7	Nathan Burkholder	Y	14	Joshua Beal	Y	21	David Shelton	Y

Yeses – 19 Noes – 0 Abstentions – 0

ABSENT: Jason Knight and David Harper (2)

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS AMENDING THE ZONE CLASSIFICATIONS OF THE
PROPERTY OF PAUL COLLINS**

WHEREAS, an application for a zone change from AG - Agricultural District / / to R-1 - Single-Family Residential District/ / has been submitted by Paul Collins

WHEREAS, said property is identified as County Tax Map 053 , parcel 202.00 , containing 86.9 acres, situated in Civil District 8, located on a A tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection.; and

WHEREAS, said property is described as follows:

Beginning at a point, said point being the west right of way of Dotsonville Road, said point being S 11 ° 07' E for a distance of 707 feet from the centerline intersection of York Road and Dotsonville Road, said pin also being the northeastern corner of the herein described parcel;
Thence, along said Dotsonville Road for the next 8 calls, S 19° 19' 44" E for a distance of 7. 99 feet to the beginning of a curve;

Thence, said curve turning to the left, having a radius of 750.00 feet, and whose long chord bears S 26° 21' 03" E for a distance of 183. 37 feet to a point on a line;

Thence, S 33° 22' 22" E for a distance of 151. 75 feet to a point on a line;

Thence, S 35° 25' 11" E a distance of 111.94 feet to a point on a line;

Thence, S 41 ° 56' 01" E for a distance of 156. 94 feet to a point on a line;

Thence, S 48° 12' 07" E for a distance of 195.56 feet to the beginning of a curve;

Thence, said curve turning to the right, having a radius of 800.00 feet, and whose long chord bears S 37° 26' 16" E for a distance of 298.83 feet;

Thence, S 26° 40' 25" E for a distance of 55.35 feet to a point on a line;

Thence, leaving said Dotsonville right of way and along the north property line of the Tom Cain property as described in ORV 2060, page 2679 and passing thru the Yang Henning property as described in ORV 2060, page 2679, S 53° 17' 07" W for a distance of 911.21 feet to a point on a line;

Thence, continuing along said Henning property for the next 2 calls, S 66° 30' 32" E for a distance of 773.20 feet to a point on a line;

Thence, S 80° 51' 07" E for a distance of 93.19 feet to a point on a line, said point being the west right of way of said Dotsonville Road;

Thence, with said Dotsonville Road for the next 2 calls, S 34° 49' 07" W for a distance of 79.60 feet to a point on a line;

Thence, S 37° 18' 24" W for a distance of 232.28 feet to a point on a line, said point being the north property line of the Joshua Carpenter property as described in ORV 1849, page 2127;

Thence, along said Carpenter property, N 84° 55' 31" W for a distance of 371.00 feet to a point on a line;

Thence, continuing along said Carpenter property and passing thru Patrick Cook property as described in ORV 1674, page 1379, S 03° 20' 39" W for a distance of 285.31 feet to a point on a line, said point being the south east corner of the herein described parcel;

Thence, continuing with said Cook property, N 83° 47' 43" W for a distance of 1904.61 feet to a point on a line, said point being the south west corner of the herein described parcel, said point being the south east corner of the WA Morrison property as described in ORV 83, page 638;

Thence, with said WA Morison property, N 07° 08' 34" E for a distance of 17 41.21 feet to a point on a line, said point being the north west corner of the herein described parcel, said point being the southern property line of the Timothy Gjellstad property as described in ORV 2129, page 179;

Thence, along said Gjellstad property for the next 2 calls, S 81 ° 50' 06" E for a distance of 990.99 feet to a point on a line;

Thence, N 15° 35' 13" E for a distance of 502.72 feet to a point on a line, said point being the southern property line of the William Pollard property as described in ORV ,2325, page 2784;

Thence, with said Pollard property, N 87° 28' 23" E for a distance of 373.48 feet to the point of beginning, said parcel containing 3,786,003 Square Feet or 86.91 Acres, more or less.

WHEREAS, the Planning Commission staff recommends approval and the Regional Planning Commission recommends approval of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on Monday, November 10, 2025, that the zone classification of the property of Paul Collins from AG - Agricultural District / / to R-1 - Single-Family Residential District/ / is hereby approved.

Duly passed and approved this Monday, November 10, 2025

Sponsor's Signature _____
 Sponsor's Printed Name _____
 Commissioner's Signature _____
 Commissioner's Printed Name _____
 Approved _____
 Wes Golden, County Mayor

Attested _____
Teresa Cottrell, County Clerk

COUNTY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Board of County Commissioners meeting on: **November 10, 2025**. The public hearing will be held on: **November 3, 2025**.

1 Zoning Case # CZ-16-2025

Amending the Zoning Resolution Map of Montgomery County, application of Thoung Pham, for Zone Change on A parcel fronting on the northern frontage of HWY 41A S, 1,225 ft +/- west of the McAdoo Creek Rd & HWY 41A S intersection from R-1 - Single-Family Residential District to C-5 - Highway & Arterial Commercial District .

RPC Staff: Disapproval

RPC Commission: Approval

2 Zoning Case # CZ-17-2025

Amending the Zoning Resolution Map of Montgomery County, application of Lora Richardson , for Zone Change on a parcel fronting on the northern frontage of Charles Holt Rd, 485 ft +/- to the north of the Trough Springs Rd & Charles Holt Rd intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

3 Zoning Case # CZ-18-2025

Amending the Zoning Resolution Map of Montgomery County, application of Thomas B Black , for Zone Change on a parcel of land fronting on the eastern frontage of Vernon Creek Rd, 417 ft +/- to the north of the Vernon Creek Rd & Hwy 13 Intersection from AG - Agricultural District to E-1 - Single-Family Estate District .

RPC Staff: Approval

RPC Commission: Approval

4 Zoning Case # CZ-21-2025

Amending the Zoning Resolution Map of Montgomery County, application of Paul Collins, for Zone Change on a tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection from AG - Agricultural District to R-1 - Single-Family Residential District .

RPC Staff: Approval

RPC Commission: Approval



CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION
ZONING REPORT
Oct 28, 2025

Case: CZ - 21 - 2025

General Information:

Agent: LEAD Group

Applicant: Paul Collins

Tax Map: 053 **Parcel(s):** 202.00

Total Acreage to Be Rezoned: 86.9 +/-

Present Zoning: AG - Agricultural District

Proposed Zoning: R-1 - Single-Family Residential District

Extension of Zoning Classification: YES

Property Location: A tract of land fronting on the western frontage of Dotsonville Rd, 3,756 ft +/- south of Dover Rd & Dotsonville Rd intersection.

Description of Property: A tract with mature forest & moderate varying slope.

City Council Ward: County Commission District: 7 Civil District: 8

Growth Plan Area: UGB **Planning Area:** Woodlawn Dotsonville

Applicant's Statement: For Single Family Development

Previous Zoning History: CZ-23-2022 (AG to R-1) Withdrawn by Applicant

Department Comments:

1. Utility District Comments: Woodlawn UD- When water is available WUD will approve. Anticipate waterline upgrade to be completed July 2026. CGW- Not in service district. No gravity sewer available.

2. City Street Dept / County Highway Dept Comments: Traffic Assessment has been submitted. No comments at this time.

3. Drainage Comments: Department responded. No concerns listed.

4. Clarksville Dept of Energy / Cumberland Electric Membership Corp:

5. Clarksville Fire Rescue / Montgomery County Fire Service Comments:

6. Emergency Management Agency Comments:

7. Police Dept / Sheriff's Office Comments:

8. City Building Dept / County Building Dept Comments: Department responded. No concerns listed.

9. Fort Campbell Comments:

10. Clarksville Montgomery County School System:

Liberty Elementary School, Bldg Capacity: 105% Portables In Use: 5

New Providence Middle School, Bldg Capacity: 84% Portables In Use: 1

Northwest High School, Bldg Capacity: 89%, Portables In Use: 0

11. Other Comments:

Planning Staff's Study and Recommendation:

1. Impact of Proposed Use on Surrounding Development:

Increased Single-Family Residential Density.

2. Site Infrastructure:

Water Source:

Sewer Source:

Road Access:

Drainage Comments:

Karst Topographic Features:

3. Residential Development Estimates:

Applicant's

Lots / Units: 158

Population: 426

Historic

Lots / Units: 169

Population: 456

Case: CZ - 21 - 2025

4. Planning Area:

Woodlawn / Dotsonville

5. Future Land Use Map:

Suburban Neighborhood

6. Staff Recommendation:

Approval

Recommendation Reasoning:

This request is consistent with the overall goals & objectives of the adopted Clarksville-Montgomery County Comprehensive Plan.

The adopted Future Land Use Opinion Map designates for this tract as Suburban Neighborhood. The proposed R-1 Single-Family Residential District aligns with the Suburban Neighborhood designation and appears to represent a logical and appropriately paced extension of residential growth.

The R-1 Single Family Residential District is in character with the development pattern for the unincorporated portion of the Woodlawn / Dotsonville Planning Area.

Special attention will be required at the planning and development stage to ensure proper connections to Dotsonville Road, with coordination and approval from the Montgomery County Highway Department.



CZ-21-2025
 . Parcels
 ZONING

CZ-21-2025

APPLICANT:
PAUL COLLINS

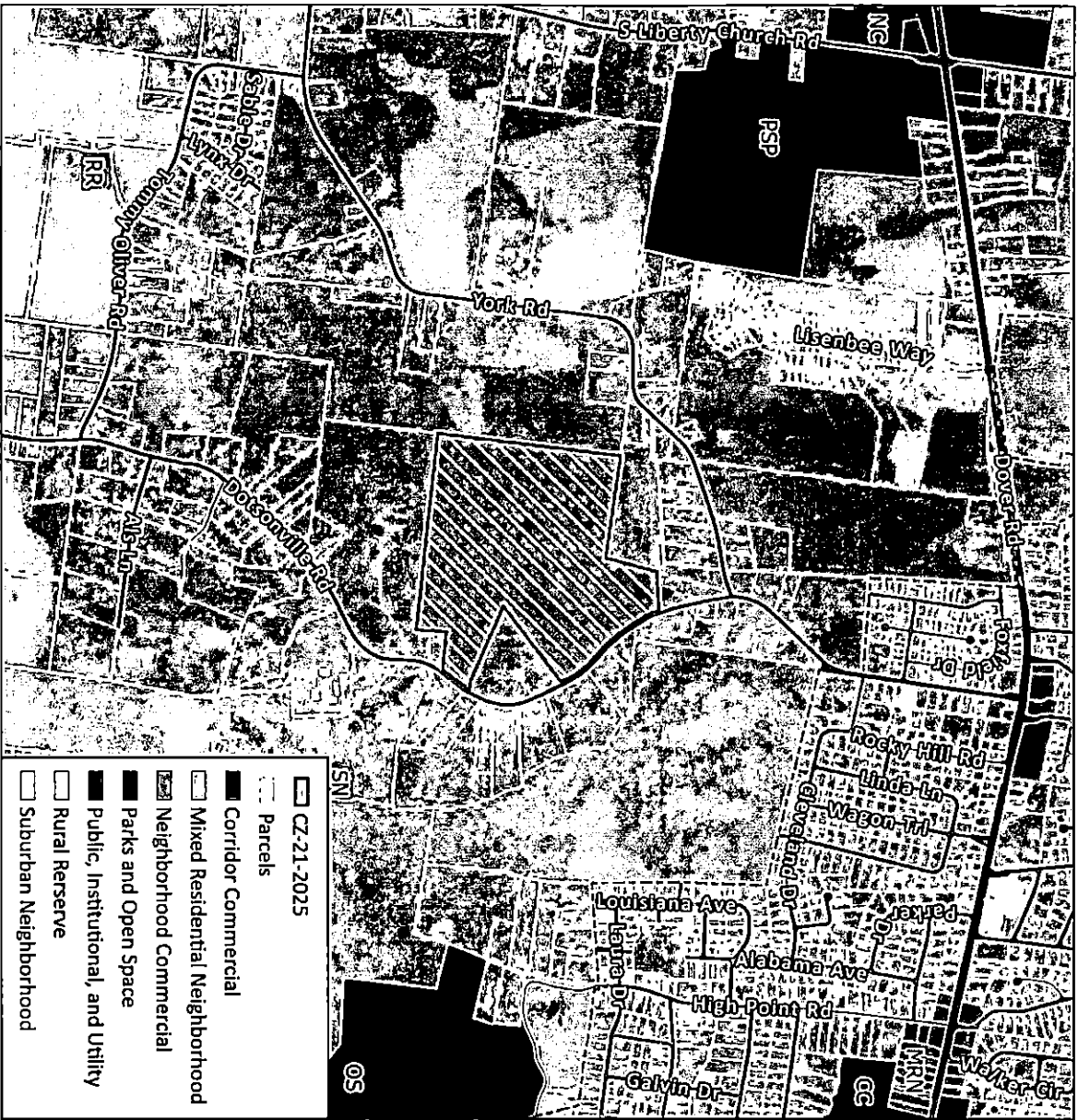
REQUEST:
AG
TO
R-1

MAP & PARCEL
053 20200

ACRES +/-
86.9

Scale: 1:5,000

10/28/2025












CZ-21-2025

APPLICANT:
PAUL COLLINS

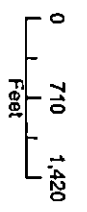
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AG
TO
R-1

MAP & PARCEL
053 20200

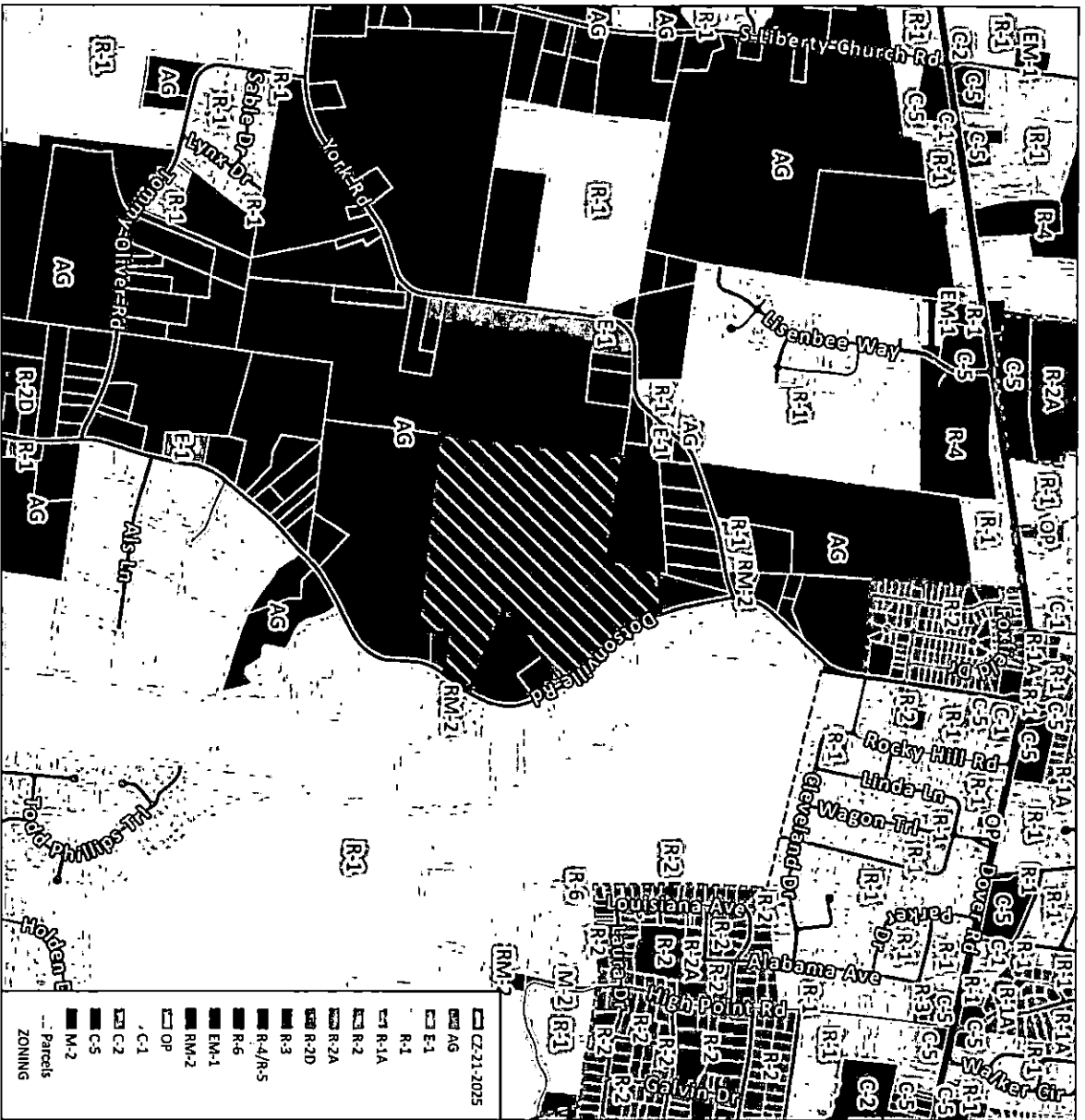
ACRES +/-
86.9

-  CZ-21-2025
-  Parcels
-  Corridor Commercial
-  Mixed Residential Neighborhood
-  Neighborhood Commercial
-  Parks and Open Space
-  Public, Institutional, and Utility
-  Rural Reserve
-  Suburban Neighborhood

Scale: 1:15,000



10/28/2025



	CZ-21-2025
	AG
	E-1
	R-1
	R-1A
	R-2
	R-2A
	R-2D
	R-3
	R-4/R-5
	R-6
	EM-1
	RM-2
	OP
	C-1
	C-2
	C-5
	M-2
	Parcels
	ZONING

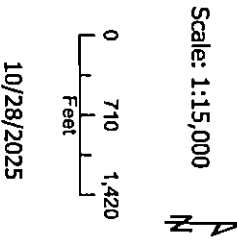
CZ-21-2025

APPLICANT:
PAUL COLLINS

REQUEST:
AG
TO
R-1

MAP & PARCEL
053 20200

ACRES +/-
86.9



Motion to Adopt by Commissioner Shelton, seconded by Commissioner Gannon.

On Motion by Commissioner Gannon, seconded by Commissioner Smith, to Defer to the February 9, 2026, Formal Meeting. The Motion to Defer was Approved by the following roll call vote:

District	Commissioner	Vote	District	Commissioner	Vote	District	Commissioner	Vote
1	John Gannon	Y	8	LaTonia Brown	Y	15	David Harper	---
2	Jason Knight	---	9	Jorge Padro	Y	16	Lisa Prichard	Y
3	Joe Smith	Y	10	Jeremiah Walker	Y	17	Chris Rasnic	Y
4	Rickey Ray	Y	11	Joe Creek	Y	18	Ryan Gallant	Y
5	Rashidah Leverett	Y	12	Carmelle Chandler	Y	19	Billy Frye	Y
6	Michael Lankford	Y	13	Walker Woodruff	Y	20	Autumn Simmons	Y
7	Nathan Burkholder	Y	14	Joshua Beal	Y	21	David Shelton	Y

Yeses – 19 Noes – 0 Abstentions – 0

ABSENT: Jason Knight and David Harper (2)

The following Resolutions and Items were Adopted and Approved as part of the Consent Agenda:

- 25-11-1** Resolution Amending the Fiscal Year 2026 Budget of Montgomery County, Tennessee
- 25-11-2** Resolution to Accept and Appropriate Donated Funds from Hankook Tire USA
- 25-11-3** Resolution to Approve an Interlocal Agreement Between Montgomery County, Tennessee, the Clarksville Police Department, the Montgomery County Sheriff's Office, Clarksville Fire and Rescue, Montgomery County Volunteer Fire Service, Montgomery County Medical Services, and the Clarksville, Montgomery County School System for Implementation and Execution of the Handle with Care Program
- 25-11-4** Resolution to Enter into Lease Agreement for Storage Facilities
- 25-11-5** Resolution of the County Commission of the County of Montgomery, Tennessee Approving a Tax Exempt Bond Financing to be Undertaken by the Health and Educational Facilities Board of Rutherford County with Respect to Certain Projects of Ascension Health Alliance Located in the County of Montgomery, Tennessee
- 25-11-6** Initial Resolution Authorizing the Issuance of Not to Exceed \$51,000,000 General Obligation Bonds of Montgomery County, Tennessee
- 25-11-7** A Resolution Authorizing the Issuance of General Obligation Bonds of Montgomery County, Tennessee in the Aggregate Principal Amount of Not to Exceed \$51,000,000, in One or More Series; Making Provision for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom; and Providing for the Levy of Taxes for the Payment of Principal of, Premium, if Any, and Interest on the Bonds
- Commission Minutes dated October 20, 2025
 - County Clerk's Report
 - Nominating Committee Nominations
 - County Mayor Nominations and Appointments
 - Highway Dept. Quarterly Road Report Ending September 2025

**RESOLUTION AMENDING THE FISCAL YEAR 2026 BUDGET
OF MONTGOMERY COUNTY, TENNESSEE**

WHEREAS, the County Commission adopted the fiscal year 2026 budget by Resolution 25-6-9 on July 9, 2025; and

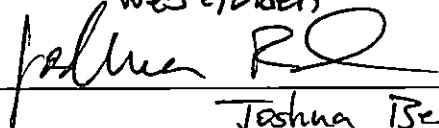
WHEREAS, the Director of Accounts and Budgets performs continuing reviews of the status of funding needs and the receipts of revenues anticipated in support of the various budgets; and

WHEREAS, the County Commission desires to appropriate funding to these expenditure accounts from various sources including revenues, designated fund balances, and/or other sources within the funds in which those accounts operate.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners, assembled in regular business session this 10th day of November 2025, hereby adopts the changes to the FY 2026 budget as reflected in **Schedule 1** attached to this Resolution.

Duly passed and approved this 10th day of November 2025.

Sponsor 
Wes Golden

Commissioner 
Joshua Beal

Approved 
Wes Golden, County Mayor

Attested 
Teresa Cottrell, County Clerk



Budget Amendment - Schedule 1
General Fund Expenditures



Account	FY 2026 Budget as of 9/30/2025	Proposed Increase/ (Decrease)	Proposed Amended Budget	Amendment Description
51100 COUNTY COMMISSION	448,899		448,899	
51210 BOARD OF EQUALIZATION	10,770		10,770	
51220 BEER BOARD	7,306		7,306	
51240 OTHER BOARDS & COMMITTEE	6,890		6,890	
51300 COUNTY MAYOR	893,353		893,353	
101-51300-00000-51-53990	27,000	(3,310)	23,690	Transfer to Motor Vehicles
101-51300-00000-51-57180	-	20,559	20,559	Increase for vehicle replacement
51310 HUMAN RESOURCES	1,562,700		1,562,700	
51400 COUNTY ATTORNEY	300,000		300,000	
51500 ELECTION COMMISSION	1,282,410		1,282,410	
51600 REGISTER OF DEEDS	1,052,806		1,052,806	
51720 PLANNING	653,404		653,404	
51730 BUILDING	903,844		903,844	
51750 CODES COMPLIANCE	1,691,335		1,691,335	
51760 GEOGRAPHICAL INFORMATION SYSTEMS	424,263		424,263	
51800 COUNTY BUILDINGS	757,043		757,043	
51810 FACILITIES	4,912,667		4,912,667	
51900 OTHER GENERAL ADMINISTRATION	1,795,360		1,795,360	
51910 ARCHIVES	641,099		641,099	
52100 ACCOUNTS & BUDGETS	1,401,658		1,401,658	
52200 PURCHASING	550,832		550,832	
52300 PROPERTY ASSESSOR'S OFFICE	2,765,941		2,765,941	
52400 COUNTY TRUSTEES OFFICE	1,226,777		1,226,777	
52500 COUNTY CLERK'S OFFICE	4,933,205		4,933,205	
52600 INFORMATION SYSTEMS	6,733,882		6,733,882	
52900 OTHER FINANCE	61,300		61,300	
53100 CIRCUIT COURT	6,015,669		6,015,669	
53300 GENERAL SESSIONS COURT	993,062		993,062	
53330 DRUG COURT	104,000		104,000	
53400 CHANCERY COURT	1,230,779		1,230,779	
53500 JUVENILE COURT	2,213,639		2,213,639	
53600 DISTRICT ATTORNEY GENERAL	439,527		439,527	
53610 OFFICE OF PUBLIC DEFENDER	-		-	
101-63610-00000-53-53160	219,911	44,104	264,015	Increase based on District Attorney budget
53700 JUDICIAL COMMISSIONERS	460,536		460,536	

Budget Amendment - Schedule 1
General Fund Expenditures



Account	FY 2026 Budget as of 9/30/2025	Proposed Increase/ (Decrease)	Proposed Amended Budget	Amendment Description
53800 RECOVERY COURTS	1,025,755		1,025,755	
101-53800-07300-53-53220-G7400	9,216	(278)	8,938	Correction of carry forward
101-53800-07300-53-54990-G7400	1,467	32	1,499	Correction of carry forward
101-53800-07300-53-53160-G7400	5,039	1,750	6,789	Transfer to Assistance to Others
101-53800-07300-53-53550-G7400	2,284	(1,750)	534	Transfer from Travel
53900 OTHER ADMINISTRATION/ JUSTICE	552,208		552,208	
53910 ADULT PROBATION SERVICES	1,631,714		1,631,714	
54110 SHERIFF'S DEPARTMENT	23,041,839		23,041,839	
54120 SPECIAL PATROLS	7,114,898		7,114,898	
54150 DRUG ENFORCEMENT	122,500		122,500	
54160 SEXUAL OFFENDER REGISTRY	22,370		22,370	
54210 JAIL	20,487,262		20,487,262	
54220 WORKHOUSE	2,284,903		2,284,903	
54230 COMMUNITY CORRECTIONS	888,381		888,381	
54240 JUVENILE SERVICES	523,380		523,380	
54310 FIRE PREVENTION & CONTROL	4,057,417		4,057,417	
54410 EMERGENCY MANAGEMENT	496,069		496,069	
54490 OTHER EMERGENCY MANAGEMENT	203,386		203,386	
54610 COUNTY CORONER / MED EXAMINERS	585,000		585,000	
55110 HEALTH DEPARTMENT	316,431		316,431	
55120 RABIES & ANIMAL CONTROL	2,917,937		2,917,937	
55130 AMBULANCE SERVICE	22,321,266		22,321,266	
55190 OTHER LOCAL HEALTH SERVICES	3,696,661		3,696,661	
55390 APPROPRIATION TO STATE	156,123		156,123	
55590 OTHER LOCAL WELFARE SERVICES	20,825		20,825	
55900 OTHER PUBLIC HEALTH & WELFARE	-		-	
56500 LIBRARIES	4,099,487		4,099,487	
56700 PARKS & FAIR BOARDS	4,970,849		4,970,849	
56900 OTHER SOCIAL, CULTURAL & RECREATION	9,688		9,688	
57100 AGRICULTURAL EXTENSION SERVICE	623,078		623,078	
57300 FOREST SERVICE	2,000		2,000	
57500 SOIL CONSERVATION	77,449		77,449	
57800 STORM WATER MANAGEMENT	-		-	
58110 TOURISM	1,825,000		1,825,000	
58120 INDUSTRIAL DEVELOPMENT	2,548,179		2,548,179	

Budget Amendment - Schedule 1
General Fund Expenditures



Account	FY 2026 Budget as of 9/30/2025	Proposed Increase/ (Decrease)	Proposed Amended Budget	Amendment Description
58220 AIRPORT	509,683		509,683	
58300 VETERAN'S SERVICES	903,869		903,869	
58400 OTHER CHARGES	4,783,000		4,783,000	
58500 CONTRIBUTION TO OTHER AGENCIES	3,965,500		3,965,500	
58600 EMPLOYEE BENEFITS	826,000		826,000	
58900 MISC-CONTINGENCY RESERVE	15,000		15,000	
64000 LITTER & TRASH COLLECTION	227,224		227,224	
99100 OPERATING TRANSFERS	4,038,092		4,038,092	
Total General Fund Expenditures	168,630,296	61,107	168,691,403	
Increase (Decrease) in Budgeted Fund Balance		(61,107)		

**Budget Amendment - Schedule 1
Capital Projects Fund Revenues**



Account	FY 2026 Budget as of 7/31/2025	Proposed Increase/ (Decrease)	Proposed Amended Budget	Amendment Description
40110 - CURRENT PROPERTY TAX	12,754,000	-	12,754,000	
40120 - TRUSTEE'S COLLECTION - PRIOR YEAR	150,000	-	150,000	
40130 - CIRCUIT/CHANCERY COLLECT - PY	65,000	-	65,000	
40140 - INTEREST AND PENALTY	50,000	-	50,000	
40220 - HOTEL/MOTEL TAX	2,400,000	-	2,400,000	
40240 - WHEEL TAX	7,600,000	-	7,600,000	
40320 - BANK EXCISE TAX	50,000	-	50,000	
44110 - INTEREST EARNED	100,000	-	100,000	
46980 - OTHER STATE GRANTS	-	-	-	
47180 - COMMUNITY DEVELOPMENT	811,609	-	811,609	
48130 - CONTRIBUTIONS	696,765	-	696,765	
48990 - OTHER	350,000	-	350,000	
49100 - BOND PROCEEDS	50,000,000	-	50,000,000	
49700 - INSURANCE RECOVERY	-	250,000	250,000	Insurance Proceeds - Court Center Project
49800 - OPERATING TRANSFERS	2,043,652	-	2,043,652	
TOTAL CAPITAL PROJECT FUND REVENUES	77,071,026	250,000	77,321,026	
Increase (Decrease) in Budgeted Fund Balance		250,000		

**Budget Amendment - Schedule 1
Capital Projects Fund Expenditures**



Account	FY 2026 Budget as of 7/31/2025	Proposed Increase/ (Decrease)	Proposed Amended Budget	Amendment Description
91120 - ADMIN OF JUSTICE PROJECTS	-	-	-	
00000 - CAPITAL EXPENSES	365,000	-	365,000	
91110 - GENERAL ADMINISTRATION PROJECTS	7,564,355	-	7,564,355	
171-91110-02022-91-57230-TR135	3,756,025	(49,999)	3,706,026	Correct carry forward from prior year
91130 - PUBLIC SAFETY PROJECTS	23,522,444	-	23,522,444	
171-91130-02025-91-57060-TR610	385,800	(192,900)	192,900	Correct carry forward from prior year
91140 - PUBLIC HEALTH/WELFARE PROJECTS	5,574,188	-	5,574,188	
171-91140-02024-91-57060-TR092	115,554	(4,546)	111,008	Correct carry forward from prior year
91150 - SOCIAL/CULTURAL/REC PROJECTS	7,363,245	-	7,363,245	
171-91150-02022-91-53990-TR024	1,588	(1,588)	-	Correct carry forward from prior year
171-91150-02025-91-57910-BP914	987,342	(45,932)	941,410	Correct carry forward from prior year
91160 - AG/NAT RESOURCE PROJECTS	3,455,049	-	3,455,049	
91190 - OTHER GENERAL GOVT PROJECTS	105,345	-	105,345	
91200 - HIGHWAY & STREET CAPITAL PROJECTS	29,472,024	-	29,472,024	
171-91200-02023-91-57130-TR300	242,493	(23,557)	218,936	Correct carry forward from prior year
171-91200-02023-91-53990-TR338	34,667	22,893	57,560	Carry Forward from prior year
171-91200-02025-91-57910-TR343	101,700	1,023,680	1,125,380	Carry Forward from prior year
171-91200-02024-91-57060-BP337	4,813,237	4,316	4,817,553	Correct carry forward from prior year
171-91200-02025-91-57130-BP339	1,005,000	(89,507)	915,493	Correct carry forward from prior year
171-91200-02025-91-57280-TR337	582,025	(43,990)	538,035	Correct carry forward from prior year
91300 - EDUCATION CAPITAL PROJECTS	46,000,000	-	46,000,000	
171-91300-02022-91-53160-BP125	-	8,150,627	8,150,627	Carry Forward from prior year
171-91300-02024-91-53160-BP125	-	3,532,483	3,532,483	Carry Forward from prior year
171-91300-02025-91-53160-TR125	-	8,200,000	8,200,000	Carry Forward from prior year
99100 - TRANSFERS	7,433,771	-	7,433,771	
TOTAL CAPITAL PROJECT FUND EXPENDITURES	142,880,852	20,481,980	163,362,832	

Increase (Decrease) in
Budgeted Fund Balance (20,481,980)

RESOLUTION TO ACCEPT AND APPROPRIATE DONATED FUNDS FROM HANKOOK TIRE USA

WHEREAS, Hankook Tire USA has presented the Montgomery County Sheriff's Office a donation of Ten Thousand Dollars (\$10,000.00); and

WHEREAS, Montgomery County Sheriff's Office has identified a need for expanding community outreach, promotional supplies, and have identified items for the use of these funds; and

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in Regular Session on this 10th day of November 2025, that Montgomery County accept this donation in the amount of \$10,000.00; and

BE IT FURTHER RESOLVED that the Director of Accounts and Budgets make the necessary adjustments for related revenues and expenditures as detailed below:

REVENUE	101-54110-00000-54-48610	< \$10,000.00>
CONTRACTED SERVICES	101-54110-00000-54-53990	\$ 3,800.00
SUPPLIES AND MATERIALS	101-54110-00000-54-54990	\$ 200.00
OTHER EQUIPMENT	101-54110-00000-54-57900	\$ 6,000.00
	TOTAL	\$ 10,000.00

Duly passed and approved this 10th day of November 2025.

Sponsor *John Fuson*
John Fuson, Sheriff

Commissioner *Rashidah Leverett*
Rashidah Leverett

Approved *Wes Golden*
Wes Golden, County Mayor

Attested *Teresa Cottrell*
Teresa Cottrell, County Clerk



RESOLUTION TO APPROVE AN INTERLOCAL AGREEMENT BETWEEN MONTGOMERY COUNTY, TENNESSEE, THE CLARKSVILLE POLICE DEPARTMENT, THE MONTGOMERY COUNTY SHERIFF'S OFFICE, CLARKSVILLE FIRE AND RESCUE, MONTGOMERY COUNTY VOLUNTEER FIRE SERVICE, MONTGOMERY COUNTY MEDICAL SERVICES, AND THE CLARKSVILLE, MONTGOMERY COUNTY SCHOOL SYSTEM FOR IMPLEMENTATION AND EXECUTION OF THE HANDLE WITH CARE PROGRAM

WHEREAS, Montgomery County, Tennessee, has been asked to participate and continue to participate in an Interlocal Agreement With multiple responder authorities of the City of Clarksville and Montgomery County; and

WHEREAS, Montgomery County, Tennessee, the Clarksville Police Department, Montgomery County Sheriff's Office, Clarksville Fire and Rescue, Montgomery County Volunteer Fire Service, Montgomery County Emergency Medical Services, and the Clarksville-Montgomery County School System, wish to coordinate all efforts under an Interlocal Agreement by and between the parties setting out the duties and obligations of each to provide services and participate jointly in the "Handle With Care" Program; and

WHEREAS, the Handle with Care Program coordinates First Responders regarding notification and action to be taken under circumstances for the care and protection of Montgomery County citizens; and

WHEREAS, the continued participation in the Handle With Care Program would benefit the citizens of Montgomery County.

NOW, THEREFORE, BE IT RESOLVED, by the Montgomery County Board of Commissioners assembled in regular business session on this the 10th day of November 2025, that the appropriate Officers of Montgomery County, Tennessee, are authorized to execute and enter into the Interlocal Agreement attached hereto, as Exhibit A.

Duly passed and approved this 10th day of November 2025.



Sponsor Wes Golden

Commissioner Joe Smith

Approved Wes Golden, County Mayor

Attested Teresa Cottrell
Teresa Cottrell, County Clerk CD

INTERLOCAL AGREEMENT
BETWEEN THE

Clarksville Police Department, Montgomery County Sheriff's Office, Clarksville Fire Rescue,
Montgomery Co. Volunteer Fire Service and Montgomery County Emergency Medical Services

AND THE

Clarksville-Montgomery County School System

This Interlocal Agreement (the "Agreement") is entered into by and between the Clarksville-Montgomery County School System ("District"), the Clarksville Police Department, Montgomery County Sheriff's Office, Clarksville Fire Rescue, Montgomery County Fire Service and Montgomery County Emergency Medical Services ("First Responders"). All entities may be referred to collectively as the "Parties."

1. Statement of Purpose

- 1.1. The District is committed to assisting trauma-affected students while eliminating barriers to their successful education.
- 1.2. The District has students who are enrolled and are experiencing extraordinary events outside of the school day that involve first responder agencies.
- 1.3. In order to participate in the program, Handle With Care, the District will partner with first responders through an Interlocal Agreement.
- 1.4. The best interests of the District's trauma-affected students will be served by the mutual support of the District and first responders as described herein.
- 1.5. The Handle With Care program entails first responders sending a confidential notification to the District and to the Montgomery County Sheriff's Office SRO Command assigned within District Central Office whose students may have experienced a traumatic event that required a first responder response in the community. The respective District school's trained staff would then provide the appropriate care to the student at the school following the incident.

2. District Obligations

The District agrees to provide annual notice to its stakeholders (parents/guardians/students) that the Handle With Care program exists.

The District agrees to provide the following to first responders if the purposes identified above continue to be met and the appropriate controls continue to be implemented.

- 2.1. District will utilize current staff members and resources to operate and facilitate distribution within its schools of the information received from first responders.
- 2.2. District will be responsible for distributing first responder notifications to its schools' principals and their two designated points of contact.

- 2.3. District will count:
 - 2.3.1. Total number of notifications each school receives.
 - 2.3.2. Total number of counselor referrals related to the notification events.
 - 2.3.3. Total number of administrative referrals related to the notification events.
- 2.4. District will coordinate the delivery of the data to first responders with the understanding that the District will not provide or disclose any confidential information about its students to first responders pursuant to this Agreement.
- 2.5. District will maintain and control all supporting documentation relating to data collection, students lists, and any additional identifying student data.
- 2.6. District will provide annual training to its employees who might utilize this program.

3. First Responders

First responders agree to provide the following to the District and to the Montgomery County Sheriff's Office SRO Command assigned within District Central Office, provided that the purposes identified above continue to be met and the appropriate controls continue to be implemented.

- 3.1. First responders shall serve as the point of contact for notifications delivered to the District.
- 3.2. First responders will submit a confidential HWC notification through an internal form at <https://hwc.cmcss.net/> with the following information:
 - 3.2.1. Student name
 - 3.2.2. Student age
 - 3.2.3. Student grade
 - 3.2.4. Student school name
- 3.3. First Responders will provide annual training to their respective employees who might utilize this program.

4. Terms and Termination

- 4.1. This Agreement shall become effective upon execution of all the Parties, and will remain in effect through the next three consecutive school years (2025-2026, 2026-2027, 2027-2028) unless extension or earlier termination shall occur pursuant to the terms of this agreement. This Agreement may be renewed by mutual consent of the Parties for up to two (2) successive one (1) year terms (each, a "Renewal Term"). Any Renewal Term(s) shall be in writing, and signed by the Parties.
- 4.2. The Parties understand and mutually agree that this Agreement may be terminated by any party upon giving thirty (30) days' written notice to the other party. Notice is said to be given when the written notice is received by the other party.

5. Amendment

- 5.1. No amendment, modification, or alteration of the terms of this Agreement shall be binding unless the same be in writing, dated subsequent to the date hereof, and duly executed and mutually agreed to by the Parties.

6. Assigning Interest

- 6.1. No party shall transfer or assign any interest in this Agreement without the prior written consent of the other party.

7. Compliance

- 7.1. The Parties agree to comply with all federal and state laws regarding nondiscrimination in the execution of this Agreement. In accordance therewith, the Parties shall ensure that no person is denied benefits hereunder on the basis of race, color, national origin, religion, gender, age, handicap, or political affiliation.

8. Indemnity

- 8.1. The Parties acknowledge that they are governmental entities, and that no party indemnifies the other party. The Parties agree, however, to notify the other parties if they are provided notice of a lawsuit or potential lawsuit related in any manner to this agreement between the Parties.
- 8.2. NOTWITHSTANDING ANYTHING TO THE CONTRARY IN THIS AGREEMENT, THE PARTIES ACKNOWLEDGE, STIPULATE, AND AGREE THAT NOTHING IN THIS AGREEMENT SHALL BE CONSTRUED AS A WAIVER OF ANY DEFENSE AVAILABLE TO THE PARTIES, INCLUDING BUT NOT LIMITED TO ANY STATUTORY OR GOVERNMENTAL IMMUNITY AVAILABLE TO THE PARTIES UNDER APPLICABLE LAW.

9. Relationship of the Parties

- 9.1. The Parties agree and acknowledge that each entity is not an agent of one of the other entities and that each entity is responsible for its own acts, forbearance, negligence and deeds, and of its agents or employees in conjunction with the performance of work covered under this Agreement. The parties agree that each entity shall be responsible for any liability or damages of its personnel.
- 9.2. This agreement is intended for the benefit of the parties hereto and their successors and permitted assigns only. There are no third party beneficiaries.
- 9.3. The Parties understand and agree that no party has authority to bind another party or to hold out to third parties that it has the authority to bind the others.

10. Notices

- 10.1. For purposes of this Agreement, all official communications and notices between the Parties shall be deemed sufficient if in writing and delivered in person and/or mailed, Postage prepaid, or emailed to the addresses set forth below on attached signature pages:

District
621 Gracey Avenue
Clarksville, TN 37040
Attn: Dr. Jean Luna-Vedder, Director of Schools
Email: jean.luna-vedder@cmcss.net
Phone: (931) 920-7808

With a copy to Ashley Dale, Elementary Lead School Counselor
1312 Hwy 48/13
Clarksville, TN 37040
Email: ashley.dale@cmcss.net
Phone: (931) 553-1130

Clarksville Police Dept
Attn: Chief Ty Burdine
Email: ty.burdine@cityofclarksville.com
Phone: (931) 553-2402

Mont. County Sheriff's Office
Attn: Sheriff John Fuson
Email: jfusun@mcgtn.net
Phone: (931) 648-0611

With a copy to SRO Command
Lt. Joseph May and Sgt. Shelby Largent
jamay@mcgtn.net and (931) 320-0326
snlargent@mcgtn.net and (931) 257-6612

Clarksville Fire Rescue
Attn: Chief Freddie Montgomery
Email: freddie.montgomery@cityofclarksville.com
Phone: 931-645-7456

Mont. County Fire Service
Attn: Chief Michael Rios
Email: marios@mcgtn.net
Phone: 931-648-5777

Mont. County Emergency Medical Services
Attn: Chief Chris Proctor
Email: cmproctor@mcgtn.net
Phone: 931-920-1800

11. Miscellaneous Terms

- 11.1. Full Agreement. This Agreement constitutes the final and entire agreement between the Parties hereto and contains all of the terms and conditions agreed upon. No other agreements, oral or otherwise,

regarding the subject matter of this Agreement shall be deemed to exist or to bind the Parties hereto unless same be in writing, dated subsequent to the date hereof, and duly executed by the Parties.

- 11.2. Authority. The signers of this Agreement, by placing their respective signatures below, represent and warrant that they have full authority to execute this Agreement on behalf of the Respective party each represents.
- 11.3. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein. The Parties further agree that in lieu of each clause or provision of this Agreement that is invalid, illegal, or unenforceable, there be added as a part of the Agreement a clause or provision as similar in terms to be invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.
- 11.4. Captions. The captions contained in this Agreement are for convenience of reference only, and in no way limit or enlarge the terms or conditions of this Agreement.
- 1 1.5. Law of State to Govern. The validity, enforceability and interpretation of any provision of this Agreement will be determined and governed by the substantive and procedural laws of the State of Tennessee. The Parties further agree that any action or proceeding brought to enforce the terms and conditions of this Agreement shall be maintained in Montgomery County, Tennessee.

CLARKSVILLE-MONTGOMERY COUNTY SCHOOL SYSTEM

BY: _____

Title: _____

Date: _____

CLARKSVILLE POLICE DEPARTMENT

BY: _____

Title: _____

Date: _____

MONTGOMERY COUNTY SHERIFF'S OFFICE

BY: _____

Title: _____

Date: _____

CLARKSVILLE FIRE RESCUE

BY: _____

Title: _____

Date: _____

MONTGOMERY COUNTY. FIRE SERVICE

BY: _____

Title: _____

Date: _____

MONTGOMERY COUNTY EMERGENCY MEDICAL SERVICES

BY: _____

Title: _____

Date: _____

**RESOLUTION TO ENTER INTO LEASE AGREEMENT
FOR STORAGE FACILITIES**

WHEREAS, Montgomery County, Tennessee, maintains equipment and inventory for which necessary storage facilities are required; and

WHEREAS, Montgomery County, Tennessee, requires the need of additional storage facilities for same; and

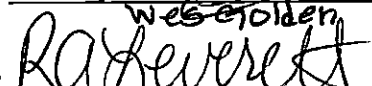
WHEREAS, Montgomery County, Tennessee, by and through its officials or employees have negotiated and developed an available storage facility for lease; and

WHEREAS, the lease for this facility will be of benefit to Montgomery County citizens in the proper operation of all departments of Montgomery County, Tennessee, and in furtherance of the interest of the citizens of Montgomery County.

NOW, THEREFORE, BE IT RESOLVED, by the Montgomery County Board of Commissioners assembled in regular business session on this the 10th day of November 2025, that the officials and officers of Montgomery County, Tennessee, are authorized to execute the Lease attached hereto as Exhibit A for the purposes of obtaining storage facilities adequate for the needs of Montgomery County.

Duly passed and approved this 10th day of November 2025.


Sponsor 
Wes Golden

Commissioner 
Rashidah Leverett

Approved 
Wes Golden, County Mayor



Attested


Teresa Cottrell, County Clerk (1)

LEASE

THIS LEASE executed this the ___ day of JUNE, 2025, (the “Effective Date”) at Clarksville, in the County of Montgomery and State of Tennessee, by and between MILLAN ENTERPRISES, LLC, a Tennessee Limited Liability Company, hereinafter called “Lessor”, and Montgomery County, Tennessee, hereinafter called “Lessee”.

WITNESSETH:

In consideration of the rents agreed to be paid and the covenants hereinafter set out to be performed by the parties, Lessor hereby leases to Lessee and Lessee hereby leases from the Lessor the following described realty located at **BUILDING A, 100 INDUSTRIAL DRIVE, CLARKSVILLE, MONTGOMERY COUNTY, TENNESSEE** (*approximately 12,000 ft² total*), and further identified in Exhibit A, Description of Leased Premises. The demised premises is part of a commercial center, containing other units, a parking area and common facilities for the use and benefit of all Lessees of the commercial center. The term “common facilities” as used in this lease agreement shall be construed to include those facilities within the commercial center for the exclusive use of Lessee in common with other authorized users, and shall include, but not be limited to, sidewalks, planted areas, open means of ingress and egress, and the structure advertising the common name given to the commercial center.

1) (TERM) The term of this Lease shall be for a period of **Sixty (60) months**, beginning upon the date Lessee takes possession of the Demised Premises pursuant to the Lease (the “Possession Date”), and terminates **Sixty (60) months** from the date of possession of the Premises by Lessee, (the “Termination Date”).

2) (RENTAL) Lessee agrees to pay to Lessor Base Rent for the demised premises. Lessee’s obligation to pay Base Rent and additional rents shall commence upon **December 1, 2025 (the “Rent Commencement Date”)**. Base Rent and additional rents

are due and payable on the first (1st) day of the month, each month, of the Lease term. Lessee agrees to pay to Lessor as Base Rent for the demised premises, as follows:

TERM	MONTHLY BASE RENT	ANNUAL BASE RENT
Years 1-5	\$12,500.00	\$150,000.00

Each monthly rental payment shall be due and payable in advance on the first (1st) day of each month, without demand, and made to Lessor at 126 Main Street, Suite A, Clarksville, Tennessee 37040, which address may be changed from time to time by Lessor, by giving notice as hereinafter set forth. There shall be a late charge of ten percent (10%) of the monthly rental amount due after the fifth (5th) day of the month in which the rent is due and Twenty-Five Dollars and 00/100 (\$25.00) per day for each day after the fifteenth (15th) to cover interest, additional bookkeeping and other expenses resulting from such delinquency.

3) (SECURITY DEPOSIT) Upon the execution of this Lease, Lessee shall deposit with Lessor the sum of **Ten Thousand Dollars and 00/100 cents (\$10,000.00)** as a security deposit for the faithful performance by Lessee of the terms of this Lease. Charges may be made by Lessor against the security deposit for, at Lessor's option, (1) application toward payment for repairs to the premises not due to normal wear and tear upon Lessor's determining the need for repairs, during the lease term, to restore the premises after damage attributable to Lessee's acts or failure to repair under the provisions of this lease, or upon expiration or early termination of this lease, or, (2) for application toward payment of any rental payments in default. Other sums owed by Lessee to Lessor then may be similarly deducted as allowed by law.

If said deposit shall have been applied as provided herein, Lessee shall, upon ten (10) days written notice from Lessor, deposit sufficient money to restore the said fund to its original amount. Any balance in said security deposit account shall be remitted to Lessor's successor in title or to Lessee upon expiration or earlier termination of this lease. Said deposit account shall

be a non-interest-bearing account and Lessor may, at its option, commingle such funds with its other assets.

4) (RENTAL RENEWAL AND ADJUSTMENT) Lessee has the right and option, so long as Lessee is not in default of the Lease and is operating from the Premises and has not assigned the Lease or sublet the Premises to an unrelated entity, to extend the Term hereof for **two (2) additional one (1) year extension(s)**. In no event shall the Lease be extended by any option without the express agreement of Lessor beyond seven (7) years from the Effective Date. If extended, all terms, conditions and provisions of this Lease shall continue in full force and effect except for the rental rate which shall be adjusted during the option terms, and as outlined as follows:

TERM	MONTHLY BASE RENT	ANNUAL BASE RENT
Year 6	\$10,300.00	\$123,600.00
Year 7	\$10,609.00	\$127,308.00

5) (HOLDOVER) Should Lessee hold over the term hereby created, and with the consent of Lessor, Lessee shall become a Lessee from month to month at one hundred fifty percent (150%) of the monthly rental payable hereunder for the prior month, and otherwise upon the covenants and conditions in this lease contained and shall continue to be such Lessee until thirty (30) days after either party hereto serves upon the other written notice of intention to terminate such monthly tenancy. Should such termination occur on any day other than the last day of any rental month, any unearned prepaid rental shall, immediately following surrender of the premises by Lessee, be refunded to him.

6) (CONDITION OF PREMISES) By accepting and occupying the Demised Premises, Lessee acknowledges that it has made adequate inspections of the Demised Premises,

which includes review of Lessor Work as outlined herein and Lessor's Build-out as described herein, and, as such, the same are approved by Lessee and are satisfactory for the purposes for which they are leased, and the Demised Premises accepted by Lessee "AS IS". This determination made by Lessee, which includes review of Lessor Work as outlined herein and Lessor's Build-out as described herein, is the result of action taken by or on behalf of Lessee and not in reliance upon any representation made by Lessor, its agent or employee.

7) (SIGNAGE) Lessor shall provide the space available for signage of Lessee's business; however, Lessee shall be responsible for the costs of such signage in the space provided, and is responsible for the removal, costs of removal or damage to the Demised Premises caused by the removal of the signage at the termination of this Lease. Said signage shall be removed within seven (7) days of the termination of the Lease. Lessee shall have the right to one (1) space on the pylon sign serving the shopping center, as designated by Lessor. Such signage shall comply with the requirements set forth on Exhibit B, attached hereto, and shall be approved by Lessor prior to installation by Lessee. Lessee acknowledges that the demised premises are part of an integrated and uniform commercial center and that control of exterior signs by Lessor is essential to maintain uniformity and aesthetic values in the commercial center.

Unless approved in writing in advance by Lessor, no signs shall be placed by Lessee upon the exterior of the premises. Lessor will not grant approval for sidewalk and temporary portable electric signage nor any signage not in full compliance with all laws, regulations, or codes. On the condition that no exposed neon tubing or similar lighting devices, no intermittent or flashing lighting operation, and no visible moving elements shall be allowed, and that no structural change or damage to the building shall be permitted and that all other damage shall be repaired by Lessee, at Lessee's sole expense, before the termination of this Lease. Lessee shall

have no rights or privileges to paint any signs or place any posters on the outside walls of the premises. Lessor, in his reasonable discretion, may require the removal of any sign, lettering, placard, decoration, advertising media, or advertising material of any kind whatsoever visible from the exterior of the premises.

8) (MAINTENANCE) Lessor agrees to maintain the roof of the building in reasonable condition, by making repairs when and as needed. Lessor, at the expense of Lessees, shall maintain or cause to be maintained the parking area and common facilities (as defined herein) of the commercial center in good order, condition and repair, and all costs and expenses incurred in connection with such matter, including, but not limited to, repairs, janitorial expenses, snow removal, real property taxes on common areas, and public liability insurance. Said expenses shall be charged to Lessee and all other lessees of the entire commercial center as outlined herein in Paragraph 18. Any other expenses not charged as outlined through Paragraph 18, but still due and payable by the Lessee shall pay its pro rata share within thirty (30) days after receipt of a statement for those charges. Any payment not received within said thirty (30) days, shall be assessed a late fee of one and one-half percent (1.5%) per month.

All other maintenance on Lessee's unit, including but not limited to heating, ventilating, air-conditioning, electrical, plumbing, other utilities, interior, and exterior, shall be the obligation of Lessee. Maintenance expectations are further summarized herein as follows:

	Lessor	Lessee	CAM
Roof	X		
Foundation	X		
Exterior Walls	X		
Exterior Doors	X		
Exterior Windows (Maintenance Only)		X	
Floors (Maintenance Only)		X	
Plumbing		X	
Electrical		X	
Exterior Lighting			X
Interior Lighting (To include lightbulb replacement)		X	

HVAC Maintenance		X	
HVAC Filter Replacement		X	
Pest Control		X	
Grease Trap Service		X	
Restaurant Equipment of Any Kind		X	
Parking Area			X
Smoke Detectors		X	
Security System		X	
Elevators		X	
Trash Service		X	
Landscaping			X

Lessee is responsible for the upkeep and regular maintenance of the HVAC system, changing HVAC air filters at their own expense every three (3) months. If the HVAC unit must be replaced or fixed due to the negligence of Lessee, Lessee's employees, agents, and the like, Lessee shall be held responsible for any and all charges associated with the same. Lessee shall be responsible for replacement of HVAC unit if deemed necessary by a licensed HVAC professional at any time during the term of the Lease.

In the event Lessee maintains a restaurant in the Demised Premises with the use of a grease trap on site, Lessee should service the trap twice a year, but not less than at least once per year, unless otherwise regulated in a sooner time period by the local building and codes department and/or necessitated by the business of Lessee. Lessee must present proof of completion of services to the Lessor. In the event that Lessee fails to maintain the grease trap on site, any back-ups, blockage, and/or damages caused therefrom shall be the responsibility of Lessee and rent shall not abate for any period that the business is closed due to issues with the grease trap.

Lessee covenants that the Demised Premises will be maintained in good order and will be returned in such condition upon the expiration or termination of this Lease, ordinary wear and

tear excepted. Upon failure so to do, Lessor may have the premises put in the stipulated condition and hold Lessee accountable for any expenditures, so required to hold Lessee liable for damages, all at Lessor's option.

9) (USE OF PREMISES) Lessee shall use the demised premises for the purpose of conducting thereon and therefrom a "storage facility". No part of the demised premises shall be used for any other purpose without the prior, express, and written consent of Lessor. Lessee agrees that it will not permit any use of the premises that Lessee will not permit or any use of the premises which will void, invalidate, or increase the rates for insurance thereon, and will further utilize and occupy the premises in full compliance with all statutes, ordinances, and governmental regulations applicable thereto, and will suffer no violation of same.

Lessor makes no representations or warranties that the Demised Premises is zoned for Lessee's intended use. Lessee acknowledges that it is solely responsible for verifying that the intended use of the Demised Premises complies with all applicable zoning laws, ordinances, and regulations. Lessee shall obtain, at its own expense, any necessary permits, licenses, or approvals required for its business operations. Lessor shall not be liable for any losses, costs, or damages incurred by Lessee due to zoning or regulatory restrictions.

10) INTENTIONALLY DELETED

11) (CONTINUOUS OPERATION) Lessee shall operate business in and at the premises during the entire term of this Lease with due diligence and efficiency and in such manner as shall assure the transaction of the maximum volume of business. Lessee hereby acknowledges that its business's hours of operation are _____ a.m./p.m. through _____ (days of week). If Lessee intentionally closes its business operation of the premises to the public for fifteen (15) consecutive days without the prior permission of Lessor, in addition to any other

remedies available on account of such default Lessor shall have the right to terminate this Lease by giving ten (10) days prior written notice to Lessee.

12) (TRIPLE NET) It is expressly understood between Lessor and Lessee that this is a triple net lease as the term is customarily known in the commercial trade, and that Lessor shall have no responsibility whatsoever for the payment of any expenses with regard to the Demised Premises whatsoever, as Lessee will be paying all taxes, insurance, utilities, maintenance, and every other type of expense whatsoever attributable to the Demised Premises.

13) (LESSOR WORK) Lessor shall tender the Demised Premises as agreed by the parties, a copy of the agreed upon and outlined work has been attached hereto in Exhibit C, and all work shall be as indicated on Exhibit C.

14) INTENTIONALLY DELETED

15) (LESSEE IMPROVEMENTS) Lessee may make certain improvements on the premises, provided, however, any alterations which will have any effect on the structural integrity of the building shall be done only with the express written permission of Lessor. Lessee agrees that any and all improvements so made shall be done in proper workmanlike fashion and in full compliance with all applicable building code regulations and in accordance with the standards of the construction of like structures in the local area. Lessee shall promptly pay when and as due for all such improvements and shall not permit or suffer mechanics' or furnishers' liens or other comparable charges to be placed against the premises or attached to the realty. In the event any lien claim is filed against the premises as a result of any such improvements by Lessee, the same shall be removed within fifteen (15) days of posting of bond or other appropriate means. Failure to so terminate such lien within the time stated will permit Lessor, without further demand, notice, or reentry to terminate this Lease and put out Lessee or other person occupying the leased premises and to remove all personal property of any occupant

therefrom. All improvements, replacements or betterments made by Lessee during the term of Lease pursuant to the provisions above herein shall be the property of Lessor. This provision shall not include trade fixtures which may be removed without injury to the premises and all such trade fixtures shall remain the property of Lessee, and the same may be removed on the termination of the Lease, provided Lessee shall restore any damage to the premises resulting from such removal. Notwithstanding the foregoing provisions, not less than thirty (30) days prior to the termination of this Lease, Lessee shall furnish to Lessor a reasonable competent estimate of the cost of repairs and restorations resulting from the removal of such trade fixtures, and upon demand therefor, post satisfactory bond to secure the payment of same.

It is expressly agreed that Lessee shall have the right at the termination of this Lease to remove any trade fixtures that were purchased or provided by Lessee, and that are susceptible of being moved without damage to the premises. Trade fixtures are defined as those items of equipment or furniture which are installed or secured in position within the Demised Premises by the Lessee to carry out the Lessee's business and are not easily removed without use of tools. This shall not include the right to remove any plumbing, hood vents/ranges, or any items nailed, screwed, or bolted to the walls, floors, or ceilings, and shall, as a matter course, not include any fixtures that were furnished or paid for by Lessor. Lessee shall repair any and all damage incurred in connection with such removal and shall ensure that the damage is remedied by a licensed professional.

- 16) (GENERAL LIABILITY) Lessee is a Governmental Entity and is self insured and participates in a statutory liability pool with coverage of liability insurance in an amount of not less than One Million Dollars and 00/100 (\$1,000,000.00) for any person injured in any one incident, not less than One Million Dollars and 00/100 (\$1,000,000.00) for persons injured in any one casualty, not less than One Million Dollars and 00/100 (\$1,000,000.00) property damages and/or total limits

of One Million Dollars and 00/100 (\$1,000,000.00), and has an On The Job Injury policy and is not required to have Worker's Compensation Coverage. Lessee shall maintain such coverage during the entire Term of this Lease and shall provide Lessor with a certificate of insurance (or equivalent proof of coverage) on an annual basis, and upon request by Lessor, as evidence of such coverage.

- 17) (LESSEE TO FURNISH FIRE INSURANCE) Lessee agrees that it will, throughout the Lease term, keep the demised premises and any and all improvements constructed by Lessee during the Lease term, covered by fire and extended coverage in an amount which at all times shall in no event be less than eighty percent (80%) of the replacement value of the property and shall also carry plate glass insurance covering the demised premises; or in the event Lessor shall so elect, Lessor may carry such coverage, at Lessee's pro rata share expense. The parties hereto agree that Lessee is a Governmental Entity and is self-insured and participates in a statutory pool with coverage for fire and casualty loss. As used herein, coverage means that coverage under the Statutory pool and cannot name another third party as an additional insured. Lessee shall maintain such coverage during the entire Term of this Lease and shall provide Lessor with a certificate of insurance (or equivalent proof of coverage) on an annual basis, and upon request by Lessor, as evidence of such coverage. All such coverage, whether taken by Lessee or Lessor, shall be payable to Lessor and Lessee as their interest shall appear. Such coverage premiums shall be paid by Lessee and proof of such payment shall be furnished to Lessor at least ten (10) days prior to any expiration date of such policy. Further, it shall be the responsibility of Lessee to secure all physical damage coverage for any and all of Lessee's personal effects located within or upon the premises.

Lessor hereby releases Lessee, to the extent of its coverage, from any and all liability for any loss or damage caused by fire or any extended coverage casualties, notwithstanding such fire or other casualties shall be due to the fault or negligence of Lessee or its agents, provided, however, this release shall be in force and effect only with respect to loss or damage occurring

during such time as Lessor's policies of fire and extended coverage. Said coverage shall contain a clause to the effect that this release shall not affect said policy or the right of Lessor to recover thereunder. Lessor agrees that such insurance policies will include such clause so long as the same is includable without extra cost. If such clause is available only at extra cost, notice shall be given to Lessee and such clause shall be obtained at Lessee's option and expense. Further, Lessee hereby releases Lessor to the extent of Lessee's insurance coverage for any and all liabilities for any loss or damage caused by fire or any extended coverage casualty, notwithstanding such fire or other casualty shall be due to the fault or negligence of Lessor or its agents, provided, however, this release shall be in force and effect only with respect to loss or damage occurring during the time as Lessee's coverage shall contain a clause to the effect that this release shall not affect said policies and the right of Lessee to recover thereunder. Lessee agrees that such coverage will include such clause so long as the same is includable without extra cost. If such clause is available only at extra cost, notice shall be given by Lessee to Lessor, and such clause shall be obtained at Lessor's option. Lessor shall cause to be carried general casualty and liability insurance on the exterior of the commercial center.

18) (ADDITIONAL RENT)

- a. Lessee's Pro Rata Share. In addition to the minimum rent, Lessee shall pay, as additional rent, Lessee's pro rata share of all common area maintenance charges, taxes, and insurance for the shopping center. Unless otherwise specified, Lessee's pro rata share shall be computed by multiplying the whole of the expense in question by a fraction the numerator of which is the number of square feet of gross leasable square footage floor areas in the Demised Premises (*approximately 12,000 ft²*) and the denominator of which is the total leasable square footage in the shopping center, (*approximately 24,000 ft² total*), and therefore Lessee's pro rata

share is **fifty percent (50.0%)**.

- b. CAM Charges. Lessee agrees to pay Lessor in advance, on the first day of each month, as additional rent, the initial estimated amount of **One Thousand One Hundred Thirteen Dollars and 00/100 (\$1,130.00)**, for domestic water usage, cleaning, lighting, and maintaining the shopping center, and other services that may, but are not required to be provided by Lessor from time to time, such as rubbish removal and security, for the shopping center. Lessor reserves the right to adjust this additional rental amount at any time to reflect Lessor's revised estimated costs in rendering services, together with an administrative fee of ten percent (10%) of the foregoing expenses. Each year Lessor shall provide a summary statement of the actual amount of the foregoing expenses for the immediately preceding year. Failure of Lessee to object to any matters set forth in such statement within thirty (30) days of receipt shall render such statement binding and conclusive upon Lessee. If Lessor notifies Lessee that Lessee's pro rata share of the actual costs for the preceding year exceeds the estimated amount that Lessee has paid for such year, Lessee shall pay the difference to Lessor within thirty (30) days following receipt of such notice from Lessor. If, on the other hand, Lessee's pro rata share of the actual costs for the immediately preceding year is less than the estimated amount Lessee has paid for such year, Lessor shall credit the overpayment against the amounts thereafter coming due from Lessee, or if the Lease has expired and Lessee has performed all of its obligations hereunder, Lessor shall refund such overpayment to Lessee.
- c. Taxes. Lessee agrees to pay Lessor in advance, on the first (1st) day of each month, as additional rent, the initial estimated amount of **Five Hundred Eighty**

Dollars and 00/100 (\$580.00), for Lessee's pro rata share of all real estate taxes assessed and levied against the premises by any governmental entity having jurisdiction. If Lessor notifies Lessee that Lessee's pro rata share of the taxes for the preceding year exceeds the estimated amount that Lessee has paid for such year, Lessee shall pay the difference to Lessor within thirty (30) days following receipt of such notice from Lessor. If, on the other hand, Lessee's pro rata share of the actual costs for the immediately preceding year is less than the estimated amount Lessee has paid for such year, Lessor shall credit the overpayment against the amounts thereafter coming due from Lessee, or if the Lease has expired and Lessee has performed all of its obligations hereunder, Lessor shall refund such overpayment to Lessee.

- d. Insurance. Lessor may maintain public liability insurance in amounts standard for similar properties and property damage insurance for injuries or damage occurring in the common areas and to the shopping center. Lessee agrees to pay, as additional rent, Lessee's pro rata share of any such insurance and shall pay the initially estimated amount of **Two Hundred Ninety Dollars and 00/100 (\$290.00)** on the first (1st) day of every month in advance, such payments to represent payments on account of Lessee's obligations hereunder. If for any calendar year during the term of this Lease Lessee's pro rata share of insurance shall exceed or be less than the aggregate of said payments, an appropriate adjustment of insurance shall be made upon the determination of the amount of said cost for said calendar year and upon Lessee's receipt of a statement setting forth Lessee's pro rata share thereof.
- e. Payment of Rent. All sums payable under this Lease are Rent, and shall be

payable without demand, offset, or deduction. All rent shall be payable to Lessor, at the address shown in Paragraph 34 herein, or to such other place as Lessor may from time to time designate in writing. All past due rent shall accrue interest from the date due thereof until paid, interest shall begin to accrue after the 5th of the month just as outlined in Paragraph 2, at the highest legal rate of interest allowable in the State of Tennessee and shall be chargeable monthly on the due date of rental payments provided for hereinabove. All payments made shall be credited to the first or longest past due item.

- f. No payment by Lessee, nor receipt from Lessor, of a lesser amount than the monthly rent herein stipulated shall be deemed to be other than on account of the rent, nor shall any endorsement or statement on any check or any letter accompanying any check, or payment as rent, be deemed an accord and satisfaction, and Lessor shall accept such check for payment without prejudice to Lessor's right to recover the balance of such rent or pursue any other remedy available to Lessor. If this Lease be assigned, or if the premises or any part thereof be sublet or occupied by anyone other than Lessee, Lessor may collect rent from the assignee, under Lessee, or occupant and apply the net amount collected to the rent herein reserved, but no such collection shall be deemed a waiver of the covenant herein against assignment and subletting, or the acceptance of the assignee, sub-Lessee, or occupant as Lessee, or a release of the Lessee from the complete performance by Lessee of the covenants herein contained.
- g. In the event the Rent Commencement Date is on a day other than the first (1st) day of the month, the first rental payment shall be prorated for the period between the Rent Commencement Date and the first day of the month following the Rent

Commencement Date. Rent for any period during the term hereof that is less than one (1) month shall be a prorated portion of the monthly installment of rent set forth herein.

19) (UTILITIES) Lessee shall pay all electric, gas and other utility charges for services rendered to the Demised Premises during the term, including any and all utility deposits required in connection with any and all utilities serving the premises as further outlined in Exhibit E.

20) (DAMAGE TO PREMISES) Should the improvements on the demised premises be damaged or destroyed by fire, windstorm or other casualty, to such degree as to render the premises untenable, this Lease may be terminated at the option of either party, within thirty (30) days after such destruction, damage, etc., or, on the failure of either party to so cancel this Lease, Lessor shall proceed to restore or replace the premises in a tenantable condition, and this must be done within a period of six (6) months. Each party shall notify the other within thirty (30) days after such damage, etc., as to whether the Lease will be terminated, or the premises restored. Should such damage or destruction be of a minor character, Lessor will make restoration of the premises within ninety (90) days. Lessor shall have the right of access to the premises for the purpose as set forth herein, and unless voided, this Lease shall remain in full force and effect, but there shall be an abatement of the rent according to the time of Lessee is deprived of the use of the premises during the period of restoration.

Lessor shall not be liable to Lessee for any damage or injury to Lessee or Lessee's property occasioned by any defect of plumbing, heating, air cooling, air-conditioning equipment and ducts, electrical wiring or insulation thereof, gas pipes, or broken steps, or from the backing-up of any sewer pipes, or from the bursting, leaking, or running of any tank tub, washstand, toilet or waste pipe, drain, or any other pipe or tank in, on, or about the demised

premises, or for any such damage or injury occasioned by water being on or coming through the roof, stairs, walks or any other place on or near the demised premises unless Lessor neglects or fails to make necessary repairs required of it to be made under the terms of this Lease agreement after receipt of written notice of the need for such repairs from Lessee, or for any such damage or injury done or occasioned by the falling of any fixture, plaster or for any such damage or injury caused by wind or by the act, omission, or negligence of co-Lessees or of any other persons, occupants of the same building or of adjacent buildings or contiguous property.

21) (DEFAULT, INSOLVENCY OR BANKRUPTCY OF LESSEE) Should Lessee default in the prompt payment of any rental or payment of taxes within ten (10) days after Lessor notifies Lessee in writing that same is unpaid, or if Lessee defaults in the performance of any covenant or obligation assumed by Lessee hereunder, and fails to cure the same within ten (10) days after Lessor notifies Lessee in writing of such default, Lessor shall have the right at Lessor's option to treat the Lease as thereby terminated, and Lessor may re-enter and take possession of the premises without notice or demand or legal process, and shall be entitled to advertise the demised premises for lease on the exterior or interior. Lessor shall have the right to re-let the premises as agent of Lessee to such party as Lessor may deem suitable and may hold Lessee liable for any loss or damages whether suffered in re-letting, or by reason of the property remaining vacant or for any damage done to the premises. In the event Lessee should file any proceedings in bankruptcy, whether voluntary or involuntary, or make any assignments for the benefit of creditors, or be a party to any litigation in the State or Federal Court in the insolvency of Lessee, this Lease shall terminate upon the filing of such proceedings, but Lessee shall, nevertheless, be liable for all losses and damages resulting to Lessor as a result of such termination of such Lease.

Lessor, on re-letting the premises following the termination for any reason set forth

above herein, shall have the option to determine, upon such re-letting whether or not such is being done as agent for Lessee, or if Lessor is acting on Lessor's own behalf.

Lessee shall, nevertheless, be liable for 1) any and all loss or damages resulting from such default.

22) (LIEN FOR PAYMENT OF RENT) Lessor shall have all of the rights provided for protection of Lessor's interest under local state law, specifically including a lien for payment of rental. To enforce such lien, Lessor may take and keep possession of all of Lessee's property and/or the contents of the premises and may advertise and sell such property at public auction to satisfy said debt, and in bar of redemption, provided that notice be posted on the premises and written notice be sent by certified mail to Lessee and any known creditors claiming any interest in such property at least ten (10) days prior to sale date.

23) (ROOF RIGHTS) It is further understood and agreed that no space on or above the roof is included in this Lease, and Lessee shall have no rights or privileges to use the roof for any purposes other than protection from the elements. Furthermore, Lessee shall not place items of any sort on, about, or through the roof nor shall Lessee allow its employees, agents, or anyone acting on the behalf of Lessor. All roof penetrations shall be performed by Lessor's contactor at Lessee's expense in a manner that will not violate any applicable warranty on the roof.

24) (NON-WAIVER OF DEFAULT) Failure of Lessor to treat this Lease as terminated by failure of Lessee to comply with or as a result of a breach of Lessee of any term or condition herein shall not constitute a waiver of Lessor's right to elect to treat this Lease as terminated in the event of any subsequent failure to comply, or breach by Lessee and any such right of termination by Lessor shall be deemed a continuing one. Further acceptance of rent by Lessor shall not be deemed a waiver of Lessee's breach of any obligation hereunder (other than the failure to pay the rent) or Lessor's right to terminate this Lease because of such breach. In the event Lessor waives the breach of any covenant or condition or Lessee's failure to comply with any terms hereof, the same shall not constitute a waiver of any other failure to comply or breach

of terms by Lessee, whether such failure or breach be known at the time of such waiver. Lessor's right to declare default as set forth above herein shall be deemed a continuing one. The waiver by Lessor of any breach of a covenant or condition by Lessee shall not constitute a waiver of any other breach of any other covenant or condition hereof.

25) (EMINENT DOMAIN) If the leased premises are condemned for public use or if such a portion is condemned so as to prevent Lessee from using the leased premises in substantially the same manner as heretofore used, the Lease will terminate on the day prior to the vesting of title in the condemning authority. If a portion of the leased premises is taken or condemned, and if such taking does not prevent Lessee from using the leased premises in substantially the same manner as heretofore used, then the Lease shall terminate as to the portion of the leased premises taken on the day prior to the vesting of title in the condemning authority but shall continue in the effect as to the portion of the leased premises not taken. After the day, Lessee surrenders possession of the portion taken, the rent shall be reduced in proportion to the decrease in the fair rental value of the leased premises. The entire award for the taking of any of the leased premises whether taken in whole or in part, shall belong to Lessor.

26) (MEMORANDUM OF LEASE) Either party shall, upon ten (10) days written request of the other, execute, acknowledge, and deliver to the other, a short form memorandum of the lease for recording purposes. All cost and expenses related thereto shall be borne by the party requesting the Memorandum.

27) (LESSOR'S ATTORNEY'S FEES AND COSTS) In the event LESSOR shall employ an attorney for the purpose of defending or enforcing any provision of this Lease or regaining possession of the property upon default by LESSEE, LESSEE agrees to pay reasonable costs of same to LESSOR, including attorney's fees and court costs. Additionally, LESSEE shall be liable for interest at the then statutory rate .

28) (NON-ASSIGNMENT OR SUB-LETTING) Lessee may not assign or encumber this Lease or sub-let the leased premises, either in whole or in part without the prior written consent of Lessor. Consent to one assignment, encumbrance or sub-letting will not be deemed a consent to any other. The transfer of a majority of the voting stock of Lessee, if Lessee is a corporation, the transfer of a majority of the partnership and any transfer by operation of law will be deemed an assignment requiring Lessor's consent. Any consent given by Lessor shall in no way relieve Lessee of the obligations under this Lease. Lessor will not unreasonably withhold this consent, however in determining the reasonableness of such consent, or the withholding of same, Lessor shall have the unequivocal right to predicate such consent on the financial responsibility of the assignee or sub-Lessee, the suitability of the use to which such assignee or sub-Lessee proposes to use the premises, whether or not such use would violate any law, regulation or covenant, as well as Lessor's determination that such use by the assignee or sub-Lessee would have an adverse effect on Lessor, Lessor's business interest, or the business interest of any other Lessee or Lessees of Lessor. Lessor's determination in such regard shall be absolute.

29) (NUISANCE) Lessee shall not commit any nuisance on or about the premises. Lessee covenants and agrees that it shall at all times during the term of this Lease use and conduct the operation on the premises in strict compliance with all federal, state and local laws, statutes, ordinances and regulations, including, without limitation, all laws relating to environmental matters as to the use, storage, generation, disposal, and transportation of Hazardous Substance (as defined in the Comprehensive Environmental Response, Compensation and Liability Act, "CERCLA", and as amended by the Superfund Amendments and Reauthorization Act) "SARA".

Lessee shall only use the premises for the permitted use, consistent with any covenants, conditions, and restrictions affecting the parcel, and all applicable rules and regulations attached hereto, and for no other use. Lessee shall not commit waste, interfere with any other Lessees in the building, subject the premises to any use which would damage the premises or raise or violate any insurance coverage maintained at the building, take any action that would impair parking or alter parking spaces, or permit any use that would in any way cause a nuisance or allow any noise, vibrations, or odors to leave or emanate from the premises. Lessee shall not in any way permit the premises to be used in a way that will or might disturb Lessees or occupants of the building. No disturbing music, noises, sounds or vibrations that would interfere or disturb neighboring Lessees or neighboring buildings or those having business with them are permitted. Lessee shall not commit any public or private nuisance or any other act or thing which might or would disturb the quiet enjoyment of any other Lessee of Lessor or any occupant of nearby property.

30) (ABANDONMENT) LESSEE's unexplained and/or extended absence from the Premises for seven (7) days or more and/or the suspension of utility services (including but not limited to gas, electricity, water, and sewer) for one (1) day or more due to fault of LESSEE shall constitute abandonment of the Premises by LESSEE. In the event of abandonment by LESSEE, LESSOR shall enter the Premises to inspect, make necessary repairs, and/or supply necessary services or utilities in an attempt to ensure and protect the structural integrity of the Premises as well as all other interest LESSOR maintains in the Premises. In no event shall rent abate due to abandonment of the Premises by LESSEE.

31) (RIGHT OF INSPECTION) Lessor shall have the right to enter upon the demised premises, with prior notice, at all reasonable times to inspect same or for any other lawful reason or purpose and determine the compliance with the provisions of this Lease. At any time within

six (6) months prior to the expiration of the initial term of any option term, as the case may be, if the required notice to not renew has been received by Lessor, then Lessor shall have the right to label the premises for rent and to show same at all reasonable hours.

32) (POSSESSION ON TERMINATION OR EXPIRATION) Upon expiration of this Lease or upon termination thereof, as herein provided, Lessee agrees to give peaceable and quiet possession of the premises to Lessor. In any event should Lessee continue to occupy the premises after the termination of this Lease, whether with or without Lessor's consent, such tenancy in no event shall be for any greater period than from month to month (or such period of time) and shall be subject to all other provisions of this Lease and such continued occupancy shall not defeat Lessor's right to immediate possession as herein provided. At any time within the six (6) month period prior to the expiration of the initial term, or any option term if the required notice to renew has not been received by Lessor, or in the event of Lessee's default of any provision of this Agreement, Lessor shall have the right to label the premises for rent, on either the exterior or interior or both of the premises, and to show same at all reasonable hours.

33) (NOTICE) All notices shall be given to:

Lessor:
Millan Enterprises, LLC
126 Main Street, Suite A
Clarksville, Tennessee 37040
commercial@millanenterprises.com

Lessee shall be sent to the demised premises or:

Montgomery County, Tennessee
1 Millenium Plaza, Ste. 205
Clarksville, Tennessee 37040
mayorgolden@mcgtn.net
(931) 648-5787

Any notice addressed to the respective party herein, certified mail, return receipt requested, shall upon proof of delivery, be deemed adequate notice.

34) (LESSOR'S WARRANTY) Lessor covenants that Lessor is lawfully seized and possessed of and has a perfect right to execute this Lease, and covenants that Lessee, while in full compliance with the terms, conditions, and provisions hereof shall have peaceful possession of the premises.

35) (COMMON AREA) Lessor shall, in its sole discretion, keep the parking area in repair and provide lighting facilities therefore which, in the sole judgment of Lessor, shall be suitable for such purpose. Lessor shall, in his sole discretion, on behalf of Lessee and the other Lessees located in the shopping center, keep the parking areas, driveways, and landscaped areas, if any, in a neat and orderly condition, including the removal of rubbish therefrom. It is understood and agreed that Lessor shall be under no obligation to provide security within the shopping center.

All parking areas, access roads, courtyards, sidewalks, and other areas, facilities, or improvements furnished by Lessor are for the general use in common of all Lessees of the shopping center, and those persons invited upon the land upon which the shopping center is situated, and shall be subject to the exclusive control and management of Lessor and Lessor shall have the right, without obligation, to establish, modify, and enforce such rules and regulations attached hereto, which Lessor may, in his sole opinion, deem reasonable and/or necessary. In addition, Lessor shall have the right, without obligation, and from time to time, to change the number, sizes, locations, shapes, arrangements, size, and configuration of parking and other common areas, restrict parking of Lessee's or their guests to designated areas, designate loading or handicap parking areas, designate employee parking areas, change the level or grade of

parking surfaces, relocate any signage serving the shopping center or any Lessees therein and do and perform such other acts in and to said areas or improvements as Lessor, in its sole discretion, deems advisable for the use thereof. No use of these common areas by Lessee may be made without prior written approval of Lessor. Approval will not be given for exterior vending machines, and all deliveries of merchandise or service shall be made at the rear door of the premises.

36) (RULES AND REGULATIONS) Any Rules and Regulations established by Lessor for the leased premises are an important part of this Lease and are incorporated by reference and made a part hereof. Lessee acknowledges that Lessee has received a copy of said Rules and Regulations.

37) (ENTIRE AGREEMENT) This agreement constitutes the entire understanding between the parties and supersedes and voids all prior proposals, letters, and agreements, oral or written, and no modification or alteration of this Lease shall be effective unless evidenced by an instrument in writing signed by Lessor and Lessee.

38) (DEFINITIONS AND CAPTIONS) Whenever the words "Lessor" and "Lessee" are used herein, they shall be construed to include their respective successors and assigns. The headings and captions of separate provisions contained in this Lease Agreement are inserted for convenience and reference purposes only, and are not to be deemed a portion of, or to be used in the construction of, this Lease Agreement.

39) (CONTROLLING LAW) This lease agreement shall at all times be interpreted and construed in accordance with the laws of the State of Tennessee.

40) (NO PRESUMPTION) This Lease Agreement shall be construed as if each party participated equally in its negotiation and drafting. The parties agree that the terms of this Lease

Agreement were mutually acknowledged, negotiated, and accepted, and the same shall not be construed either in favor or against either party by virtue of the extent of either parties' involvement in the preparation, editing and/or reviewing of the same. Furthermore, through interpreting the provisions of this Agreement, no presumption shall apply against any party that otherwise would operate against such party by reason of such document having been drafted by such party or at the direction of such party.

41) (RELATIONSHIP OF PARTIES) The parties agree that this Agreement does not create a fiduciary relationship between them, and that nothing in this Agreement is intended to make either party a general or special agent, legal representative, subsidiary, joint venturer, partner, or servant of the other for any purpose. As such, Lessor is not liable to Lessee or otherwise obligated to Lessee directly or indirectly arising out of the operation of the Lessee's business or venture. Lessor is not liable to Lessee or otherwise obligated to Lessee directly or indirectly for any sales, operations, income, revenue, profits commercial dealings, projections business transactions, sales projections, profit projections and transaction results relating to past, present or future business activities of Lessee or any other activity in connection with the business conducted by Lessee.

IN WITNESS WHEREOF, the parties have executed this Lease of the date and place written first herein.

LESSOR:

MILLAN ENTERPRISES, LLC
a Tennessee Limited Liability Company

By: _____
_____, Authorized Agent

LESSEE:

MONTGOMERY COUNTY, TENNESSEE
a Governmental Entity

By: _____

(Print)
(Title)

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally, appeared before me, _____, Authorized Agent of MILLAN ENTERPRISES, LLC, a Tennessee Limited Liability Company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is an authorized agent of MILLAN ENTERPRISES, LLC, a Tennessee Limited Liability Company, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, and WITNESS MY HAND, at office, this __, day of _____, 202__.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally, appeared before me, _____, _____ of Montgomery County, Tennessee, a Governmental Entity, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that they are a _____ of _____, a _____, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker, and WITNESS MY HAND, at office, this __, day of _____, 202__.

Notary Public
My Commission Expires: _____

EXHIBIT A
DESCRIPTION OF DEMISED PREMISES

Building A, 100 Industrial Drive, Clarksville, TN 37040

EXHIBIT B
SIGN STANDARDS

1. The advertising or informative content of all signs shall be limited to letters designating the store name and/or type of store (which such designation of the store type shall be by general descriptive terms and shall not include any specification of the merchandise offered for sale therein or the services rendered therein) and shall contain no advertising devices, slogans, symbols or marks.
2. The letters on all signs shall be script or individual block type. Box signs will be permitted. The size of the letters shall be in proportion to the size of the sign as determined in accordance with the provisions of paragraph 4 of this Exhibit, and the letters shall be back-illuminated with the lamps therefore contained wholly within the depth structure of the letters and mounted on raceway.
3. Lessee shall be permitted one (1) signs on the demised premises. One (1) sign on the front parapet in accordance with the provisions of Article 4 above. All signs are subject to the written approval of Lessor. Lessee shall be responsible for the costs of any and all signs.
4. Lesse shall submit its sign design to the Landlord for approval, prior to fabrication and installation. Approval shall not be unreasonably withheld, provided that the proposed sign complies with the criteria set forth in this Exhibit.

The following constitute the minimum data required for approval:

1. Layout of name for signage.
2. Construction and installation details from the fabricator.
3. Sign design drawings.

Designs must be submitted in electronic format to **commercial@millanenterprises.com** for review and approval.

5. All signs shall be in accordance with the following requirements:

A. All stores with a storefront having a width of 20' and under: Length of the sign shall not exceed 80% of the frontage of the store. Upper and lower case letters may be used. The upper case letters shall not exceed 24" in height.

B. All stores with a storefront having a width of 21' and over: Length of the sign shall not exceed 85% of the frontage of the store. The maximum length not to exceed 34'. Upper and lower case letters may be used. The upper case letters shall not exceed 24" in height.

C. No sign or any part or parts thereof shall be located on the canopy or main roof of the shopping plaza.

D. All signs shall be fabricated and installed in compliance with all applicable building and electrical codes and shall bear a U.L. label.

6. The fabrication, installation and operation of all signs shall be subject to the following restrictions:

A. No exposed neon, fluorescent and/or incandescent tubing or lamps, ballast boxes and/or electrical transformers, crossovers, exposed conduit and/or sign cabinets shall be permitted.

B. No flashing, moving, flickering and/or blinking illumination, animation, emission of audible sound, moving lights and/or flood-light illumination shall be permitted.

C. The name and/or stamp of sign contractor or sign company, or both, shall not be exposed to view.

7. The following type signs are PROHIBITED:

A. Paper signs and/or stickers utilized as signs.

B. Signs of a temporary character or purpose, irrespective of the composition of the sign or material used therefor.

C. Painted, printed or signs with wood letters or mounted on wood backgrounds.

D. Outrigger signs.

E. Moving signs.

F. Pylon signs.

G. Digital and/or LED signs.

Notwithstanding the prohibitions in Section 6, Tenant shall be permitted to install one (1) temporary sign announcing the grand opening of the business. Such temporary sign must comply with all applicable laws and regulations and shall be subject to Lessor's prior written approval. The temporary sign may be displayed for a period not to exceed 30 days from the date of business opening, after which it must be removed at Tenant's sole expense.

8. Prior to installing and/or replacing any sign, the sign parapet upon which the sign is to be located shall be prepared or restored so as to be in an attractive, neat condition. The preparation or restoration work shall include, but not necessarily be limited to, patching any holes where a prior sign had been removed, which means replacing with a matching finish the sign fascia finish where the sign mounting and electrical feeds penetrate the sign fascia, removing dirt and cleaning of the sign fascia, and if appropriate, completely refinishing the sign fascia across the entire length of the storefront to remove shadowing left by a previous sign's letters. All preparation and/or restoration work to the sign fascia shall be subject to Lessor's reasonable

approval. Upon vacating the demised premises, Lessee shall again restore the sign fascia in accordance with the foregoing so that the sign fascia is in an attractive, neat condition.

9. Upon any rebranding, replacement, or modification of existing signage, the Lessee must obtain prior written approval from the Landlord. All proposed signage must comply with the design, size, location, and material specifications outlined in this Exhibit.

The Lessee shall submit detailed shop drawings, including dimensions, materials, colors, and installation methods, to the Landlord for review. No new or modified signage may be installed without the Landlord's express written consent.

Failure to obtain approval may result in required removal or modification of the signage at the Lessee's sole expense.

EXHIBIT C
LESSOR WORK/LESSOR CONDITION OF TENDERED DEMISED PREMISES

Lessee is accepting the unit in "AS-IS CONDITION" and the following work to be completed by Lessor:

EXHIBIT E
UTILITIES FURTHER EXPLAINED

1. Lessee shall pay all utility charges for services rendered to the Demised Premises during the term of this Lease Agreement promptly, including the following which are a list of utility services that are provided and available to the Demised Premises:

Utility available:	Provided with Premises:	Separately paid for by Lessee:
Water		X
Gas		X
Electric		X
Telephone		X
Trash Pickup		X

2. Lessee acknowledges that all utilities available and necessary to be placed in Lessee's name shall be placed in Lessee's name within **Forty Eight hours** of the Effective Date. At any time thereafter, Lessor may, without notice to Lessee, disconnect any utilities serving the Demised Premises which are remaining in the name of the Lessor and are not being provided by Lessor under this Lease Agreement. Lessor may, at Lessor's option, pay utilities and be reimbursed by Lessee as additional rent.
3. Lessee acknowledges responsibility for payment of any and all utility deposits required in connection with any and all utilities serving the Demised Premises.
4. Lessee acknowledges responsibility payment of any and all late fees, transaction charges, or like which may be applied to Lessee and Lessor after Lessee's inability or failure to pay the same.
5. Lessee acknowledges responsibility for turning utilities off in Lessee's name after the Demised Premises has been vacated by Lessee. If Lessee does not turn off the same, Lessor is not responsible for any charges that may result to the Lessee.
6. Lessee acknowledges that no compensation shall be given for any outage, temporary or otherwise, for those utility services which are not separately metered to Lessee and/or those services provided with the Demised Premises. Lessor shall not be liable to Lessee for any injury, damage, or loss of Lessee's business or profits, from any failure, interruption, rationing or other curtailment in the supply of said utilities for whatever cause. Furthermore, no interruption or failure of utilities shall result in the termination of this Lease Agreement or the abatement of rent.

RULES AND REGULATIONS

1. Lessee, its invitees, or guests, shall not disturb other occupants of the building by making any undue or unseemly noise, or otherwise. Lessee shall not, without Lessor's written consent, install or operate in or upon the premises any machine or machinery causing noise or vibration perceptible outside the premises or keep or use thereon oils, burning fluids, camphene, kerosene, naphtha, gasoline, or other combustible materials.
2. Lessee shall not mark or drive nails or screws into the woodwork or walls in the common areas, or paint or in any way deface the Building or any part thereof, or the premises or any part thereof, or fixtures therein. The expense of remedying any breakage, damage or stoppage resulting from a violation of this rule shall be borne by Lessee.
3. Canvassing, soliciting, and peddling in the Building are prohibited and each Lessee shall cooperate to prevent such activity; provided, however, that Lessor at its discretion may allow coffee cart and snack vending in the Building.
4. Lessee shall exercise care and caution to ensure that all water faucets or water apparatuses are carefully and entirely shut off before Lessee or its employees leave the Building so as to prevent waste or damage. Lessee shall be responsible for any damage to the premises or the Building and for all damage or injuries sustained by other lessees or occupants of the Building arising from Lessee's failure to observe this provision.
5. Lessor reserves the right to exclude or expel from the Building any person who, in the judgment of the Lessor, is under the influence of liquor or drugs, or who is, in the judgment of Lessor, disturbing other lessees in any way or who shall in any manner do any act in violation of any of the rules and regulations of the Building.
6. Lessor reserves the right to make such other and further reasonable regulations as in its judgment may from time to time be needed or desirable for the safety, care and cleanliness of the premises or the Building and the preservation of good order therein.
7. Lessee agrees not to store any merchandise crates, goods, supplies or other materials of any kind outside the leased premises. Lessee further agrees not to burn trash or other substances in, or on the exterior of, the leased premises.
8. Lessee shall keep the premises in a good, clean, and sanitary condition and appearance, free from dirt, filth, waste, oiled rags or any flammable, dangerous or detrimental material, also from noxious or objectionable odors. If same are not maintained in this manner of which Lessor complains, take the corrective action, and the cost of same shall be borne by Lessee, which Lessee agrees to pay upon receipt of the bill for same from Lessor. Lessee shall keep the premises in safe condition in accordance with all rules and regulations of any health offices, building inspectors, fire department or other officers of governmental agencies having jurisdiction over the premises.
9. Lessee acknowledges that there is no assigned parking at this property. The property will function as "open parking." All tenants, customers or visitors to the property will operate on a first come first serve basis.

Additional Rent: Here's how the monthly estimated operating expense payment work for NNN Leases:

1. **Calculation Basis:** The lessor estimates the annual operating expenses for the property, including property taxes, insurance, and CAM charges.
2. **Tenant's Share:** The lessee's share is calculated based on the proportion of the leased space they occupy relative to the total square footage. Example: lessee occupies 1,000SF of a 10,000SF building, lessee's share is 1,000SF divided by 10,000SF which equals 10%. The tenant is then responsible for paying their share of the estimated annual operating expenses.
3. **Monthly Payments:** To make it more manageable for the lessee, the annual estimate is often divided into monthly payments. The lessee pays a fixed monthly amount to the lessor in addition to their base rent.
4. **Adjustments and Reconciliation:** At the end of the year, the lessor reconciles the actual operating expenses incurred with the estimated amounts paid by the lessee. If the lessee's payments were more than the actual expenses, the lessor may reimburse the lessee for the overpayment. If the payments were less than the actual expenses, the lessee may be required to pay the difference.
5. **Transparency and Review:** A well-structured NNN lease will provide transparency regarding how operating expenses are calculated, what is included, and how adjustments are made. Lessee's may have the right to review the lessor's records to ensure accuracy in calculation of operating expenses.

ACKNOWLEDGEMENT

We, the undersigned, state that we have received these Rules and Regulations simultaneously with the signing the Lease, that we have had a chance to read them, and that we understand them. We understand that these Rules are a part of our Lease, and we agree to comply fully with all of the requirements of our Lease, including these Rules and Regulations.

LESSEE:

_____(Print)
_____(Title)
Date: _____

_____(Print)
_____(Title)
Date: _____

**RESOLUTION OF THE COUNTY COMMISSION OF THE COUNTY OF
MONTGOMERY, TENNESSEE APPROVING A TAX EXEMPT BOND FINANCING
TO BE UNDERTAKEN BY THE HEALTH AND EDUCATIONAL FACILITIES BOARD
OF RUTHERFORD COUNTY WITH RESPECT TO CERTAIN PROJECTS OF
ASCENSION HEALTH ALLIANCE LOCATED IN THE COUNTY OF
MONTGOMERY, TENNESSEE**

WHEREAS, The Health and Educational Facilities Board of Rutherford County, Tennessee (the “Issuer”), is a public, nonprofit corporation organized and existing under, and by virtue of, the provisions of Title 48, Chapter 101, Part 3, Tennessee Code Annotated, as amended (the “Act”); and

WHEREAS, the purpose of said Act, as stated therein, is to authorize the incorporation in the several municipalities in the State of Tennessee of public corporations to finance, acquire, own, lease, and/or dispose of properties to the end that such corporations may be able to, among other things, promote the health and higher education of the people of the State, and maintain and increase commerce, welfare, prosperity, and the health and living conditions of the people of the State of Tennessee; and

WHEREAS, the Issuer is authorized by the Act to, among other things issue, sell, and deliver revenue bonds, and to use the proceeds therefrom for, among other things, financing, acquiring, improving, constructing, equipping, owning, leasing, and disposing of properties for the purpose of enabling certain types of institutions to provide facilities, including hospital and healthcare facilities, in order to promote the welfare, prosperity, health, and living conditions of the people of the State of Tennessee and to increase or maintain the quality and affordability of healthcare; and

WHEREAS, Saint Thomas Clarksville Hospital, LLC (“Saint Thomas Clarksville”) expects to construct an acute care hospital and associated healthcare, medical office space and parking to be generally located at approximately 1425 TN-76, Clarksville, Montgomery County, Tennessee (the “Saint Thomas Clarksville Facility”); and

WHEREAS, Ascension Health Alliance d/b/a Ascension, (the “Borrower”), a not-for-profit corporation duly organized and existing under the laws of the State of Missouri, is the sole corporate member of Ascension Health, a not-for-profit corporation duly organized and existing under the laws of the State of Missouri, which is the sole member of Saint Thomas Health (“Saint Thomas Health”), a not-for-profit corporation duly organized and existing under the laws of the State of Tennessee, which is the sole corporate member of St. Thomas Regional Hospitals, a Tennessee not-for-profit corporation, which is the sole corporate member of Saint Thomas Clarksville; and

WHEREAS, the Borrower has requested that the Issuer issue its qualified 501(c)(3) bonds as defined in Section 145 of the Code (as defined herein) (the “Bonds”), the proceeds of the sale thereof to be used by the Borrower for the purpose of financing and/or refinancing the construction, acquisition, reconstruction, improving, equipping, furnishing and/or bettering of certain capital improvements at the Saint Thomas Clarksville Facility (the “Saint Thomas Clarksville Project”),

which is to be located within the geographical boundaries of the County of Montgomery, Tennessee (the "County") and to be operated by Saint Thomas Clarksville; and

WHEREAS, the Borrower has requested the Issuer to issue the Bonds in an aggregate principal amount of not to exceed three hundred sixty-five million dollars (\$365,000,000) to finance and refinance various projects in Tennessee, of which not to exceed one hundred million dollars (\$100,000,000) is expected to be used to finance and/or refinance the Saint Thomas Clarksville Project in the County; and

WHEREAS, the Issuer has requested that the County Commission approve the issuance of the Bonds by the Issuer to finance and/or refinance the Saint Thomas Clarksville Project in the County in order to satisfy the requirements of Section 308(a)(5)(A) of the Act;

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the issuance of the Bonds requires approval, following a public hearing, by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Saint Thomas Clarksville Project is located; and

WHEREAS, a notice of public hearing, a copy of which is attached hereto as Exhibit A, with respect to the proposed issuance of the Bonds and meeting the requirements of Section 147(f) of the Code was published in a newspaper of general circulation in the County; and

WHEREAS, the County Commission conducted the public hearing, at which time an opportunity was provided to present arguments both for and against the issuance of the Bonds and the nature and location of the Saint Thomas Clarksville Project to be financed and/or refinanced; and

WHEREAS, the County Commission now desires to approve the financing and/or refinancing and the issuance of the Bonds;

NOW, THEREFORE, BE IT RESOLVED by the County Commission of the County of Montgomery, Tennessee, as follows:

Section 1. The County Commission hereby acknowledges the financing and/or refinancing described above and the issuance of the Bonds by the Issuer for the Borrower in a total amount not to exceed \$365,000,000, and approves an amount not to exceed \$100,000,000 which is expected to be used to finance and/or refinance the Saint Thomas Clarksville Project in the County. It is the purpose and intent of the County Commission that this resolution constitutes approval of the financing and/or refinancing and the issuance of the Bonds for that portion of the Bonds which is expected to be used to finance and/or refinance the Saint Thomas Clarksville Project in the County for the purposes of Section 147(f) of the Code by the applicable elected representative of the governmental unit having jurisdiction over the area in which the Saint Thomas Clarksville Project is located, in accordance with said Section 147(f) of the Code. Additionally, it is the purpose and intent of the County Commission that this resolution constitutes approval of the financing and/or refinancing and the issuance of the Bonds for that portion of the Bonds which is expected to be used to finance and/or refinance the Saint Thomas Clarksville Project in the County for the purposes of Section 308(a)(5)(A) of the Act by the governing body

of the municipality within which the Saint Thomas Clarksville Project is located, in accordance with Section 308(a)(5)(A) of the Act.


Section 2. The Mayor, County Clerk, and all other officials of the County are hereby authorized and directed, jointly and severally, to do any and all things and to prepare or cause to be prepared, negotiate, execute and deliver any and all documents which they deem necessary or advisable in order to carry out, give effect to and comply with the terms and intent of this resolution and the financing transaction approved hereby.

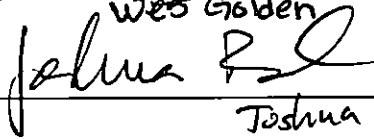
Section 3. Nothing in this resolution shall be construed to create any obligations of the County or any County officials or employees with respect to the repayment of the Bonds. Neither the Bonds nor the interest thereon shall ever constitute an indebtedness or a charge against the general credit or taxing powers of the County within the meaning of any constitutional or charter provision or statutory limitation and neither shall ever give rise to any pecuniary liability of the County. The owners of the Bonds shall never be paid in whole or in part out of any funds raised or to be raised by taxation or any other revenues of the County.

Section 4. This resolution shall take effect immediately upon its passage.

Duly passed and approved this 10th day of November 2025.



Sponsor 
Wes Golden

Commissioner 
Joshua Beal

Approved 
Wes Golden, County Mayor

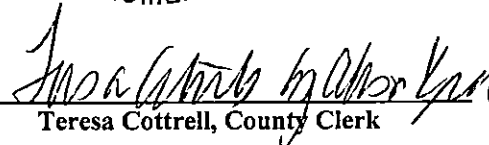
Attested 
Teresa Cottrell, County Clerk CD

EXHIBIT A

TEFRA Notice

[Attached]

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held, on behalf of the County of Montgomery, Tennessee, on November 10, 2025, at 5:30 p.m. (CST) in the Montgomery County Historic Courthouse, 3rd Floor Conference Room, 1 Millenium Plaza, Clarksville, Tennessee 37040.

This hearing is regarding a proposed issuance of qualified 501(c)(3) bonds, as defined in Section 145 of the Internal Revenue Code of 1986 (the "Tax Code"), by The Health and Educational Facilities Board of Rutherford County, Tennessee (the "TN Issuer") in one or more series (the "TN Issuer Bonds") for hospitals or other healthcare facilities as further described below in an aggregate principal amount not to exceed Three Hundred Sixty-Five Million Dollars (\$365,000,000). A portion of the proceeds of the TN Issuer Bonds in the maximum principal amount set forth below will be loaned to Ascension Health Alliance d/b/a Ascension ("Ascension"), a Missouri not-for-profit corporation and an organization described in Section 501(c)(3) of the Tax Code, and used to finance and/or refinance projects to be owned and/or principally used by Saint Thomas Clarksville Hospital, LLC ("Saint Thomas Clarksville") at the campus of Ascension Saint Thomas Clarksville Hospital, to be generally located at approximately 1425 TN-76, Clarksville, TN, and generally bounded by Tennessee Highway 76, Hornbuckle Road, Hawthorn Drive, and Little Hope Church Road, in Montgomery County (\$100,000,000).

The above facilities are to be owned and/or principally used by Saint Thomas Clarksville, a nonprofit corporation and a limited liability company directly or indirectly owned by an organization described in Section 501(c)(3) of the Tax Code.

The TN Issuer Bonds will be special and limited obligations of the TN Issuer payable solely from revenues pledged thereto to be received by or on behalf of Ascension. The TN Issuer Bonds do not constitute an obligation of the City of Clarksville, Tennessee, or Montgomery County, Tennessee, and none of the City of Clarksville, Tennessee, Montgomery County, Tennessee, or any other political subdivision of the State of Tennessee whatsoever, shall have any liability in respect to payment of the amounts due with respect to the TN Issuer Bonds, other than the special and limited obligations of the TN Issuer, all of such payments shall be made by or on behalf of Ascension.

This notice is published, and this public hearing is being held, pursuant to Section 147(f) of the Tax Code. All interested persons are invited to comment on any of the matters herein noted. Questions or requests for additional information may be directed to G. Sumner R. Bouldin, Jr., Bouldin & Bouldin, PLC, 119 E Main St., Murfreesboro, TN 37130 (615-893-9033; email: sumner.bouldin@bouldinplc.com). Any interested persons unable to attend the hearing wanting to comment with respect to any of the matters herein noted may submit written comments to the TN Issuer through G. Sumner R. Bouldin, Jr., prior to the date of the public hearing.

Notice dated _____, 2025.

INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$51,000,000 GENERAL OBLIGATION BONDS OF MONTGOMERY COUNTY, TENNESSEE

BE IT RESOLVED by the Board of County Commissioners (the "Board") of Montgomery County, Tennessee (the "County") that for the purpose of financing, in whole or in part the (a) acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of (i) County land; (ii) public buildings and facilities, including but not limited to schools, school facilities, public safety and emergency services buildings and facilities, parks and recreational and community centers; (iii) plazas, streets, roads and bridges, including but not limited to sidewalks, signage, signalization, lighting, culverts, drainage improvements and related facilities including parking and storage; (iv) equipment, including but not limited to vehicles for schools and public safety; (v) fairgrounds and fairground facilities; and (vi) all property, real and personal, related to the foregoing; (b) legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing; (c) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs; and (d) costs incident to the issuance and sale of such bonds, there shall be issued bonds, in one or more emissions, of said County in the aggregate principal amount of not to exceed \$51,000,000, which shall bear interest at a rate or rates not to exceed the maximum rate permitted under Tennessee law, and which shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County.

BE IT FURTHER RESOLVED by the Board that the County Clerk of the County be, and is, hereby directed and instructed to cause the foregoing initial resolution relative to the issuance of not to exceed \$51,000,000 general obligation bonds to be published in full in a newspaper having a general circulation in the County, for one issue of said paper followed by the statutory notice, to-wit:

NOTICE

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the County shall have been filed with the County Clerk of the County protesting the issuance of the bonds, such bonds will be issued as proposed.

Teresa Cottrell, County Clerk

Duly passed and approved this 10th day of November 2025.



Sponsor Wes Golden

Commissioner Joe Smith

Approved Wes Golden, County Mayor

Attested Teresa Cottrell
Teresa Cottrell, County Clerk

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

I, Teresa Cottrell, certify that I am the duly qualified and acting County Clerk of Montgomery County, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a regular meeting of the governing body of the County held on November 10, 2025; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to not to exceed \$51,000,000 general obligation bonds of said County.

WITNESS my official signature and seal of said County on this the __ day of _____, 2025.

County Clerk

(SEAL)
48631394.1

A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF MONTGOMERY COUNTY, TENNESSEE IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$51,000,000, IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS

WHEREAS, pursuant to Sections 9-21-101, *et seq.*, Tennessee Code Annotated (the "Act"), counties in Tennessee are authorized through their respective governing bodies to issue and sell their bonds to finance public works projects; and

WHEREAS, the Board of County Commissioners (the "Governing Body") of Montgomery County, Tennessee (the "County") hereby determines that it is necessary and advisable to issue general obligation bonds, in one or more series, for the purpose of financing, in whole or in part, the (a) acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of (i) County land; (ii) public buildings and facilities, including but not limited to schools, school facilities, public safety and emergency services buildings and facilities, parks and recreational and community centers; (iii) plazas, streets, roads and bridges, including but not limited to sidewalks, signage, signalization, lighting, culverts, drainage improvements and related facilities including parking and storage; (iv) equipment, including but not limited to vehicles for schools and public safety; (v) fairgrounds and fairground facilities; and (vi) all property, real and personal, related to the foregoing; (b) legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing; (c) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs; and (d) costs incident to the issuance and sale of such bonds authorized herein; and

WHEREAS, the issuance of general obligation bonds to finance public works projects must be preceded by the adoption and publication of an initial resolution and the statutory notice required by Section 9-21-206, Tennessee Code Annotated; and

WHEREAS, the Governing Body did adopt on the date hereof an initial resolution (the "Initial Resolution") authorizing the issuance of not to exceed \$51,000,000 general obligation bonds to finance the foregoing projects and related costs; and

WHEREAS, the Initial Resolution, together with the notice required by Section 9-21-206, Tennessee Code Annotated, as amended, will be published as required by law; and

WHEREAS, it is the intention of the Board of County Commissioners of the County to adopt this resolution for the purpose of authorizing not to exceed \$51,000,000 in aggregate principal amount of general obligation bonds for the above-described purposes, providing for the issuance, sale and payment of said bonds, establishing the terms thereof, and the disposition of proceeds therefrom, and providing for the levy of a tax for the payment of principal thereof, premium, if any, and interest thereon.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Montgomery County, Tennessee, as follows:

Section 1. Authority. The bonds authorized by this resolution are issued pursuant to the Act and other applicable provisions of law.

Section 2. Definitions. In addition to the terms defined in the preamble above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) "Bonds" means the not to exceed \$51,000,000 general obligation bonds of the County, to be dated their date of issuance, and having such series designation or such other dated date as shall be determined by the County Mayor pursuant to Section 8 hereof.

(b) "Book-Entry Form" or "Book-Entry System" means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and "immobilized" in the custody of such Depository, and under which records maintained by persons, other than the County or the Registration Agent, constitute the written record that identifies, and records the transfer of, the beneficial "book-entry" interests in those bonds.

(c) "Code" means the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder.

(d) "County Clerk" shall mean the County Clerk of the County or, in the absence, unavailability or incapacity of such officer, such person who is duly authorized to perform the duties otherwise performed by the County Clerk.

(e) "County Mayor" shall mean the County Mayor of the County or, in the absence, unavailability or incapacity of such officer, such person who is duly authorized to perform the duties otherwise performed by the County Mayor.

(f) "Depository" means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC.

(g) "DTC" means The Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns.

(h) "DTC Participant(s)" means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System.

(i) "Municipal Advisor" means Cumberland Securities Company, Inc., Knoxville, Tennessee.

(j) "Projects" means the (a) acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of (i) County land; (ii) public buildings and facilities, including but not limited to schools, school facilities, public safety and emergency services buildings and facilities, parks and recreational and community centers; (iii) plazas, streets, roads and bridges, including but not limited to sidewalks, signage, signalization, lighting, culverts, drainage improvements and related facilities including parking and storage; (iv) equipment, including but not limited to vehicles for schools and public safety; (v) fairgrounds and fairground facilities; and (vi) all property, real and personal, related to the foregoing; and (b) payment of legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing.

(k) "Registration Agent" means the registration and paying agent appointed by the County Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

Section 3. Findings of the Governing Body; Compliance with Debt Management Policy.

(a) In conformance with the directive of the State Funding Board of the State of Tennessee, the County has heretofore adopted its Debt Management Policy. The Governing Body hereby finds that the issuance and sale of the Bonds, as proposed herein, is consistent with the County's Debt Management Policy.

(b) The estimated interest expense and costs of issuance of the Bonds have been made available to the Governing Body.

(c) Attached hereto as Exhibit A is an engagement letter (the "Engagement Letter") by Bass, Berry & Sims PLC, as Bond Counsel ("Bond Counsel"), for its services in connection with the issuance of the Bonds. The Engagement Letter details the attorney-client relationship to be entered into and the services to be provided by Bond Counsel in connection with the Bonds. The Governing Body hereby approves and authorizes the County Mayor to accept the Engagement Letter, and all actions heretofore taken by the officers of the County in that regard are hereby ratified and approved.

Section 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds, in whole or in part, to (a) finance the (i) cost of the Projects and (ii) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs, if applicable; and (b) pay costs incident to the issuance and sale of the Bonds, there is hereby authorized to be issued bonds, in one or more series, of the County in the aggregate principal amount of not to exceed \$51,000,000. The Bonds shall be issued in one or more series, in fully registered, book-entry form (except as otherwise set forth herein), without coupons, and subject to the adjustments permitted hereunder, shall be known as "General Obligation Bonds", shall be dated their date of issuance, and shall have such series designation or such other dated date as shall be determined by the County Mayor pursuant to the terms hereof. The Bonds shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law at the time of issuance of the Bonds, or any series thereof, payable (subject to the adjustments permitted hereunder) semi-annually on June 1 and December 1 in each year, commencing June 1, 2026. The Bonds shall be issued initially in \$5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted pursuant to the terms hereof, the Bonds shall mature serially or be subject to mandatory redemption and shall be payable on June 1 of each year, subject to prior optional redemption as hereinafter provided, in the years 2027 through 2046, inclusive; provided, however, such amortization may be adjusted in accordance with the terms hereof. Notwithstanding anything herein to the contrary and as permitted pursuant to Section 8 hereof, the Bonds authorized herein may be issued in one or more series with principal and interest of each such series payable on such dates and in such amounts and subject to earlier redemption all upon the terms provided herein.

(b) Subject to the adjustments permitted under Section 8 hereof, the Bonds shall be subject to redemption prior to maturity at the option of the County on June 1, 2035, and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Pursuant to the terms hereof, the County Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds ("Term Bonds") with mandatory redemption requirements corresponding to the maturities set forth herein or as determined by the County Mayor. In the event any or all the Bonds are sold as Term Bonds, the County shall redeem Term Bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to the terms hereof for each redemption date, as such maturity amounts may be adjusted pursuant to the terms hereof, at a price of par plus accrued interest thereon to the date of redemption. The Term Bonds to be redeemed within a single maturity shall be selected as provided in subsection (b) above.

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such mandatory redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of any call for redemption shall be given by the Registration Agent on behalf of the County not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the County pursuant to written instructions from an authorized representative of the County (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository, if applicable, or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

(d) The Governing Body hereby authorizes and directs the County Mayor to appoint the Registration Agent for the Bonds and hereby authorizes the Registration Agent so appointed to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the County at least annually a certificate of destruction with respect to Bonds cancelled and destroyed, and to furnish the County at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The County Mayor is hereby authorized to execute and the County Clerk is hereby authorized to attest such written agreement between the County and the Registration Agent as they shall deem necessary and proper with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(e) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the County in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(f) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the County to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the County shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the County shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered Owners. The Registration Agent shall promptly notify the County of such Special Record Date and, in the name and at the expense of the County, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records

maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the County to punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(g) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in \$5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the County to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(h) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the County with the signature of the County Mayor and the attestation of the County Clerk.

(i) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Registration Agent will be a custodian and agent for DTC, and the Bonds will be immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO. AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION

AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co., as provided in the Letter of Representation relating to the Bonds from the County and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The County and the Registration Agent shall not be responsible or liable for payment by DTC or DTC Participants for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds, or (2) the County determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, then the County shall discontinue the Book-Entry System with DTC or, upon request of such original purchaser, deliver the Bonds to the original purchaser in the form of fully-registered Bonds, as the case may be. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. If the purchaser(s) certifies that it intends to hold the Bonds for its own account, then the County may issue certificated Bonds without the utilization of DTC and the Book-Entry System.

THE COUNTY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS; (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(j) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, teletype or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds; provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this Section.

(k) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the County of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(l) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the County, in its discretion, shall issue, and the Registration Agent, upon written direction from the County, shall authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be able to mature, instead of issuing a substituted Bond the County may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the County and the Registration Agent of the destruction, theft or loss of such Bond, and indemnify satisfactory to the County and the Registration Agent; and the County may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the County for the expense incurred by it in the issue thereof.

Section 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

Section 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriately completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED
Number _____

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF TENNESSEE
COUNTY OF MONTGOMERY
GENERAL OBLIGATION BOND, SERIES [2026]

Interest Rate: Maturity Date: Date of Bond: CUSIP No.:

Registered Owner:

Principal Amount:

FOR VALUE RECEIVED, Montgomery County, Tennessee (the "County") hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate of interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on [June 1, 2026], and semi-annually thereafter on the first day of June and December in each year until this Bond matures or is redeemed. The principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the principal corporate trust office of _____, _____, _____, as registration and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the County to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in

whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of [and premium, if any, on] this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity of the Bonds shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Registration Agent is a custodian and agent for DTC, and the Bonds will be immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in \$5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the County and the Registration Agent shall treat Cede & Co. as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal and maturity amounts of, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the County nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the County determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the County may discontinue the book-entry system with DTC. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. Neither the County nor the Registration Agent shall have any responsibility or obligations to DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy or any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners; (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

[Bonds of the issue of which this Bond is one shall be subject to redemption prior to maturity at the option of the County on June 1, 2035, and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.]

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the Board of County Commissioners of the County, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

- (i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

[Subject to the credit hereinafter provided, the County shall redeem Bonds maturing _____ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Final Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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*Final Maturity

At its option, to be exercised on or before the forty-fifth (45th) day next preceding any such redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45th) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.]

Notice of any call for redemption shall be given by the Registration Agent not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a

successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and it notice has been duly provided as set forth in the Resolution, as hereafter defined. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the [Depository or the] affected Bondholders that the redemption did not occur and that the Bond called for redemption and not so paid remain outstanding.

This Bond is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the County to call such Bond for redemption.

This Bond is one of a total authorized issue aggregating [\$ _____] and issued by the County for the purpose of financing, in whole or in part, the (a) acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of (i) County land; (ii) public buildings and facilities, including but not limited to schools, school facilities, public safety and emergency services buildings and facilities, parks and recreational and community centers; (iii) plazas, streets, roads and bridges, including but not limited to sidewalks, signage, signalization, lighting, culverts, drainage improvements and related facilities including parking and storage; (iv) equipment, including but not limited to vehicles for schools and public safety; (v) fairgrounds and fairground facilities; and (vi) all property, real and personal, related to the foregoing; (b) legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing; (c) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs; and (d) costs incident to the issuance and sale of such bonds authorized, pursuant to Sections 9-21-101, *et seq.*, Tennessee Code Annotated, as amended, and pursuant to a resolution adopted by the Board of County Commissioners of the County on November 10, 2025 (the "Resolution").

The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee and (b) Tennessee franchise taxes by reason of the inclusion of the book value of the Bond in Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the County, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the County has caused this Bond to be signed by its County Mayor and attested by its County Clerk under the corporate seal of the County, all as of the date hereinabove set forth.

MONTGOMERY COUNTY, TENNESSEE

By: Do Not Sign – Form of Bond
County Mayor

(SEAL)

ATTESTED:

Do Not Sign – Form of Bond
County Clerk

Transferable and payable at the
principal corporate trust office of: _____

Date of Registration: _____

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

Registration Agent

By: Do Not Sign – Form of Bond
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____, whose address is _____ (Please insert Federal Identification or Social Security Number of Assignee _____), the within Bond of Montgomery County, Tennessee, and does hereby irrevocably constitute and appoint _____, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated: _____

NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of a Medallion Program acceptable to the Registration Agent

Section 7. Levy of Tax. The County, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the County, in addition to all other taxes authorized by law, sufficient to pay principal of, premium, if any, and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the County and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any direct appropriations from other funds, taxes and revenues of the County to the payment of debt service on the Bonds.

Section 8. Sale of Bonds.

(a) The Bonds shall be offered for competitive public sale in one or more series, at a price of not less than 98% of par, plus accrued interest, as a whole or in part from time to time as shall be determined by the County Mayor, in consultation with the Municipal Advisor. The Bonds, or any series thereof, shall be sold by delivery of bids via physical delivery, mail, fax, email, or telephone or by electronic bidding means of an internet bidding service as shall be determined by the County Mayor, in consultation with the Municipal Advisor.

(b) If the Bonds are sold in more than one series, the County Mayor is authorized to cause to be sold in each series an aggregate principal amount of Bonds less than that shown in Section 4 hereof for each series, so long as the total aggregate principal amount of all series issued does not exceed the total aggregate of Bonds authorized to be issued herein.

(c) The County Mayor is further authorized with respect to each series of Bonds to:

(1) change the dated date of the Bonds, or any series thereof, to a date other than the date of issuance of the Bonds;

(2) change the designation of the Bonds, or any series thereof, to a designation other than "General Obligation Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds, or any series thereof, to a date other than June 1, 2026, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of all series of the Bonds does not exceed the total amount of Bonds authorized herein; and (B) the final maturity date of each series is not later than twenty-five (25) years after the dated date of such series.

(5) adjust or remove the County's optional redemption provisions of the Bonds, provided that the premium amount to be paid on Bonds or any series thereof does not exceed two percent (2%) of the principal amount thereof;

(6) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the County Mayor, as he shall deem most advantageous to the County; and

(7) cause all or a portion of the Bonds to be insured by a bond insurance policy issued by a nationally recognized bond insurance company if such insurance is requested and paid for by the winning bidder of the Bonds, or any series thereof.

The form of the Bond set forth in Section 6 hereof shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(d) The County Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The County Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as the County Mayor shall deem to be advantageous to the County and in doing so, the County Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(e) The County Mayor is authorized to award the Bonds, or any series thereof, in each case to the bidder whose bid results in the lowest true interest cost to the County, provided the rate or rates on the Bonds does not exceed the maximum rate prescribed by Section 4 hereof. The award of the Bonds by the County Mayor to the lowest bidder shall be binding on the County, and no further action of the Governing Body with respect thereto shall be required.

(f) The County Mayor and County Clerk are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder, and all officers of the County are authorized to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as the County Mayor shall deem necessary or advisable in connection with the sale and delivery of the Bonds.

(g) To the extent required by applicable law, no Bonds shall be issued until publication of the Initial Resolution in a newspaper of general circulation in the County and the passage of twenty (20) days from the date of publication thereof, and in no event shall such Bonds be issued without prior referendum, to the extent required by applicable law, if a legally sufficient petition, as defined by Section 9-21-207, Tennessee Code Annotated, is filed within such twenty-day period.

(h) The County Mayor is hereby authorized to enter into an agreement with the Municipal Advisor to serve as Municipal Advisor to the County in connection with the Bonds, and all actions heretofore taken in this respect are hereby ratified and approved.

Section 9. Disposition of Bond Proceeds. The proceeds of the sale of each series of the Bonds shall be deposited with a financial institution regulated by the Federal Deposit Insurance Corporation or similar federal agency in one or more special funds known as the Montgomery County 2026 Construction Fund (the "Construction Fund") or such other designation as shall be determined by the County Mayor to be kept separate

and apart from all other funds of the County. The County shall disburse funds in the Construction Fund to pay costs of issuance of the Bonds, including necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, administrative and clerical costs, Registration Agent fees, bond insurance premiums, if any, and other necessary miscellaneous expenses incurred in connection with the issuance and sale of the Bonds. Notwithstanding the foregoing, costs of issuance of the Bonds may be withheld from the good faith deposit or purchase price of the Bonds and paid to the Municipal Advisor to be used to pay costs of issuance of the Bonds. The remaining funds in the Construction Fund shall be disbursed solely to pay the costs of the Projects and to reimburse the County for any funds previously expended for costs of the Projects. Money in the Construction Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or, in the absence of such a statute, by a pledge of readily marketable securities having at all times a market value of not less than the amount in said Construction Fund. Money in the Construction Fund shall be invested in such investments as shall be permitted by applicable law to the extent permitted by applicable law. Any funds remaining in the Construction Fund following completion of the Projects shall be used to pay debt service on the Bonds or to pay any required amounts to the United States Treasury in accordance with the Code, subject to any modifications by the Governing Body and consultation with Bond Counsel.

In accordance with state law, the various department heads responsible for the fund or funds receiving and disbursing funds are hereby authorized to amend the budget of the proper fund or funds for the receipt of proceeds from the issuance of the Bonds authorized by this resolution, including bond proceeds, accrued interest, reoffering premium, and other receipts from this transaction. The department heads responsible for the fund or funds are further authorized to amend the proper budgets to reflect the appropriations and expenditures of the receipts authorized by this resolution.

Section 10. Official Statement. The officers of the County, or any of them, are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement for each series of the Bonds for the purpose of describing such series. After bids have been received and the Bonds have been awarded, the officers of the County, or any of them, shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2-12(e)(3) of the Securities and Exchange Commission. The officers of the County, or any of them, shall arrange for the delivery to the successful bidder on the Bonds of a reasonable number of copies of the Official Statement within seven (7) business days after the Bonds have been awarded for delivery, by the successful bidder on the Bonds, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of his bidding group initially sell the Bonds.

The officers of the County, or any of them, are authorized, on behalf of the County, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2-12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2-12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the County except for the omission in the Preliminary Official Statement of such pricing and other information.

Notwithstanding the foregoing, no Official Statement is required to be prepared if the Bonds, or any series thereof, are purchased by a purchaser that certifies that such purchaser intends to hold the Bonds, or any series thereof, for its own account and has no present intention to reoffer the Bonds, or any series thereof.

Section 11. Discharge and Satisfaction of Bonds. If the County shall pay and discharge the indebtedness evidenced by any series of the Bonds in any one or more of the following ways, to wit:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which Agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent for cancellation by it;

and if the County shall also pay or cause to be paid all other sums payable hereunder by the County with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the County to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the County shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Defeasance Obligations deposited as aforesaid.

Except as otherwise provided in this Section, neither Defeasance Obligations nor moneys deposited with the Registration Agent pursuant to this Section nor principal or interest payments on any such Defeasance Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Defeasance Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the County as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the County, as received by the Registration Agent. For the purposes of this Section, Defeasance Obligations shall mean direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Section 12. Federal Tax Matters Related to the Bonds.

(a) The Bonds are expected to be issued as federally tax-exempt bonds. To that end, the County hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an "arbitrage bond". Further to that end, the County shall comply with applicable regulations adopted under said Section 148. To the extent applicable, the County further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) It is reasonably expected that the County will reimburse itself for certain expenditures made by it in connection with the Projects by issuing the Bonds. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

(c) The appropriate officers of the County are authorized and directed, on behalf of the County, to execute and deliver all such certificates and documents and to adopt and follow such policies and procedures that may be required or advisable of the County in order to comply with the provisions of this Section related to the issuance of the Bonds.

Section 13. Continuing Disclosure. The County hereby covenants and agrees that it will provide annual financial information and event notices if and as required by Rule 15c2-12 of the Securities Exchange Commission for the Bonds. The County Mayor is authorized to execute at the closing of the sale of the Bonds an agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and event notices to be provided and its obligations relating thereto. Failure of the County to comply with the undertaking herein described and to be detailed in said closing agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the County to comply with their undertaking as set forth herein and in said agreement, including the remedies of mandamus and specific performance.

Section 14. Reasonably Expected Economic Life. The “reasonably expected economic life” of the Projects within the meaning of Sections 9-21-101, et seq., Tennessee Code Annotated, is greater than the term of the Bonds financing said Projects.

Section 15. Resolution a Contract. The provisions of this resolution shall constitute a contract between the County and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

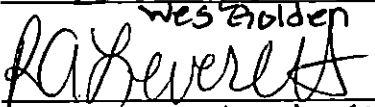
Section 16. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 17. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

Duly passed and approved this 10th day of November 2025.



Sponsor 
Wes Golden

Commissioner 
Rashidah Leverett

Approved 
Wes Golden, County Mayor

Attested 
Teresa Cottrell, County Clerk

STATE OF TENNESSEE)

COUNTY OF MONTGOMERY)

I, Teresa Cottrell, certify that I am the duly qualified and acting County Clerk of Montgomery County, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a meeting of the governing body of the County held on November 10, 2025; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the County's not to exceed \$51,000,000 general obligation bonds.

WITNESS my official signature and seal of said County on this the __ day of _____, 2025.

County Clerk

(SEAL)

EXHIBIT A

Bond Counsel Engagement Letter

BASS, BERRY & SIMS PLC

November 10, 2025

Montgomery County, Tennessee
Office of the County Mayor
1 Millennium Plaza
Clarksville, TN 37040
Attention: County Mayor

Re: Issuance of Not to Exceed \$51,000,000 in Aggregate Principal Amount of General Obligation Bonds.

Dear County Mayor:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to Montgomery County, Tennessee (the "Issuer"), in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds are being issued for the purpose of providing funds necessary to finance projects as further described in a resolution authorizing the Bonds adopted on November 10, 2025 (the "Resolution"), and to pay costs of issuance of the Bonds, as more fully set forth in the Resolution. We further understand that the Bonds will be sold by competitive sale.

SCOPE OF ENGAGEMENT

In this engagement, we expect to perform the following duties:

1. Subject to the completion of proceedings to our satisfaction, render our legal opinion (the Bond Opinion) regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal income tax purposes.
2. Prepare and review documents necessary or appropriate for the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of such documents, and review enabling legislation.
3. Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance, and delivery of the Bonds, except that we will not be responsible for any required blue-sky filings.
4. Review legal issues relating to the structure of the Bond issue.
5. Draft those sections of the official statement to be disseminated in connection with the sale of the Bonds, describing the Bond Opinion, the terms of and security for the Bonds, and the treatment of the Bonds and interest thereon under state and federal tax law.

6. Assist the Issuer in presenting information to bond rating organizations and providers of credit enhancement relating to legal issues affecting the issuance of the Bonds, if requested.
7. Prepare and review the notice of sale pertaining to the competitive sale of the Bonds.

Our Bond Opinion will be addressed to the Issuer and will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing").

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the Issuer to cooperate with us in this regard.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

- a. Except as described in paragraph (5) above,
 - 1) Assisting in the preparation or review of an official statement or any other disclosure document with respect to the Bonds, or
 - 2) Performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document, or
 - 3) Rendering advice that the official statement or other disclosure documents
 - a) Do not contain any untrue statement of a material fact or
 - b) Do not omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.
- b. Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission.
- c. Preparing blue sky or investment surveys with respect to the Bonds.
- d. Drafting state constitutional or legislative amendments.
- e. Pursuing test cases or other litigation, (such as contested validation proceedings).
- f. Making an investigation or expressing any view as to the creditworthiness of the Issuer or the Bonds.
- g. Assisting in the preparation of, or opining on, any continuing disclosure undertaking pertaining to the Bonds or any other debt of the Issuer, or after

Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.

- h. Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- i. After Closing, providing continuing advice to the Issuer or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations for the Bonds).
- j. Addressing any other matter not specifically set forth above that is not required to render our Bond Opinion.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement letter will constitute an acknowledgment of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion. Please note that, in our representation of the Issuer, we will not act as a "municipal advisor", as such term is defined in the Securities Exchange Act of 1934, as amended.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Forms 8038-G, and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Acceptance of this letter will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

FEES

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we estimate that our total fee will be \$65,000. Our fees may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amounts stated above; (b) if material changes in the structure

or schedule of the respective financings occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimates, we will advise you and prepare and provide to you an amendment to this engagement letter. Except for any newspaper publication fees, the bond counsel fee quoted above will include all ordinary out-of-pocket expenses advanced for your benefit, such as travel costs, photocopying, deliveries, long distance telephone charges, telecopier charges, filing fees, computer-assisted research and other expenses.

If, for any reason, the financing represented by the Bonds is completed without the delivery of our Bond Opinion as bond counsel or our services are otherwise terminated, we will expect to be compensated at our normal rates for the time actually spent on your behalf plus client charges as described above unless we have failed to meet our responsibilities under this engagement, but in no event will our fees exceed the amount set forth above.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. All goods, documents, records, and other work product and property produced during the performance of this engagement are deemed to be Issuer's property. We agree to maintain documentation for all charges against the Issuer. Our books, records, and documents, insofar as they relate to work performed or money received under this engagement, shall be maintained for a period of three (3) full years from the Closing and will be subject to audit, at any reasonable time and upon reasonable notice by the Issuer or its duly appointed representatives.

OTHER MATTERS

We have not retained any persons to solicit or secure this engagement from the Issuer upon an agreement or understanding for a contingent commission, percentage, or brokerage fee. We have not offered any employee of the Issuer a gratuity or an offer of employment in connection with this engagement and no employee has requested or agreed to accept a gratuity or offer of employment in connection with this engagement.

Any modification or amendment to this Engagement Letter must be in writing, executed by us and contain the signature of the Issuer. The validity, construction and effect of this Engagement Letter and any and all extensions and/or modifications thereof shall be governed by the laws of the State of Tennessee. Any action between the parties arising from this Engagement Letter shall be maintained in the state or federal courts of Davidson County, Tennessee.

CONCLUSION

If the foregoing terms are not acceptable to you, please so indicate in writing. Otherwise, we look forward to working with you.

COUNTY COMMISSION MINUTES FOR

OCTOBER 20, 2025

SUBMITTED FOR APPROVAL NOVEMBER 10, 2025

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session, on Monday, October 20, 2025, at 6:00 P.M. Present and presiding, the Hon. Wes Golden, County Mayor (Chairman). Also present, Lee Harrell, Chief of Staff, Teresa Cottrell, County Clerk, John Fuson, Sheriff, Tim Harvey, County Attorney, Cassie Wheeler, Director of Accounts and Budgets, and the following Commissioners:

Joshua Beal	David Harper	Autumn Simmons
LaTonia Brown	Michael Lankford	Joe Smith
Nathan Burkholder	Rashidah Leverett	Walker Woodruff
Carmelle Chandler	Lisa Prichard	
Joe Creek	Chris Rasnic	
Billy Frye	Rickey Ray	
Ryan Gallant	David Shelton	

PRESENT: 17

ABSENT: John Gannon, Jason Knight, Jorge Padro, and Jeremiah Walker (4)

When and where the following proceedings were had and entered of record,
to-wit:

The floor was opened for the public comment period. The following speakers addressed the Commission:

1. Ora Dorsey – Resolution request for education for all
2. Dave Gould – Resolution 25-10-6 to adopt 2026 Legislative Agenda
3. Dee Boaz – Resolution 25-10-6
4. Ron Smithfield – Legislative Agenda – notices in newspapers

Director Hector Santos presented a VSO Annual Update.

The following Zoning Resolution was Adopted:

CZ-15-2025 Resolution of the Montgomery County Board of Commissioners Amending the Zone Classifications of the Property of J&N Enterprises

The following Resolutions and Items were Adopted and Approved as part of the Consent Agenda:

Resolution 25-10-6 was pulled from the Consent Agenda for separate consideration.

- 25-10-1** Resolution of the Montgomery County Board of Commissioners Approving Amendments to the 2025-2026 School Budget
- 25-10-2** Resolution Authorizing the Acceptance and Appropriation of Grant Funds from the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office
- 25-10-3** Resolution Amending the Budget of Montgomery County to Appropriate Funds to Add an Emergency Management Mitigation Specialist to the EMA Department
- 25-10-4** Resolution Appropriating Funds for the Purpose of Employing Additional Positions in Juvenile Court, Division V, in Montgomery County
- 25-10-5** Resolution to Appoint Two Members of the Montgomery County Board of Commissioners to Serve as a Non-Voting Ex-Officio Representative with the Montgomery County Youth Engagement Coalition
- Commission Minutes dated September 8, 2025
 - County Clerk’s Report
 - Nominating Committee Nominations
 - County Mayor Nominations and Appointments

The following Resolutions were Adopted:

- 25-10-6** Resolution to Adopt the 2026 Legislative Agenda as Presented by the Legislative Liaison Committee
- 25-10-7** Resolution to Accept and Ratify Private Chapter No. 14 Amending the Succession of Private Acts of Montgomery County, Tennessee, Relative to the Establishment of the

**A Motion to Suspend the Rules was Approved unanimously prior to voting on
Resolution 25-10-8**

25-10-8 Resolution to Appropriate Funds for the Veterans Treatment Court Grant Amendment and
Add a Veterans Court Administrator Position

Reports Filed:

1. Building & Codes Monthly Reports
2. Trustee's Reports
3. Accounts & Budgets Monthly Reports

The Board was adjourned at 7:12 P.M.

Submitted by:



Teresa Cottrell
County Clerk



**County Clerk's Report
November 10, 2025**

Comes Teresa Cottrell, County Clerk, Montgomery County, Tennessee, and presents the County Clerk's Report for the month of October 2025.

I hereby request that the persons named on the list of new applicants to the office of Notary Public be elected. The Oaths of the Sheriff's Deputy, Deputy County Officials, and Judicial Commissioner are approved as taken.

This report shall be spread upon the minutes of the Board of County Commissioners.

This the 10th day of November 2025.


County Clerk



OATH OF DEPUTY SHERIFF

NAME	OFFICE	DATE
Lisa White	Deputy Sheriff	09/26/2025

OATHS OF DEPUTY COUNTY OFFICIALS

NAME	OFFICE	DATE
Katie Brull	Admin Associate (Register of Deeds)	10/14/2025
William Taylor	Part-Time Tax Associate (Trustee)	10/14/2025

OATH OF JUDICIAL COMMISSIONER

NAME	OFFICE	DATE
Dennis W. Honholt	Judicial Commissioner	10/21/2025

MONTGOMERY COUNTY CLERK
 TERESA COTTRELL COUNTY CLERK
 350 PAGEANT LANE SUITE 502
 CLARKSVILLE TN 37040
 Telephone 931-648-5711
 Fax 931-572-1104

Notaries to be elected November 10, 2025

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. TINA JEAN AKERS	5540 BALES RD CUNNINGHAM TN 37052 931.346.5801	1650 WILMA RUDOLPH BLVD. CLARKSVILLE TN 37040 931.919.2535
2. MARIA AYERS	349 CHESTNUT GROVE CT CLARKSVILLE TN 37042 361-232-3272	719 CHURCH ST NASHVILLE TN 37203 6298006600
3. TANYA SUE BAILEY	447 CIRCLE DR CLARKSVILLE TN 37043 931 346 4035	1960 MADISON ST STE J CLARKSVILLE TN 37043
4. CIMBERLY ALISSIA BOLTON-HEROUX	784 GARDENDALE LAND CLARKSVILLE TN 37040 615-582-7164	1310 MEMORIAL BLVD SPRINGFIELD TN 37172 6155827164
5. NARDI MANUEL CARRION	3356 MEAD COURT CLARKSVILLE TN 37043 931-272-1510	1811 MEMORIAL DR CLARKSVILLE TN 37043 931 343 8185
6. LAURA F CHEEK	2925 MARTHAS CHAPEL RD CUNNINGHAM TN 37052 931 933 1832	2 MILLENNIUM PLAZA STE 101 CLARKSVILLE TN 37040 931 648 5703
7. THOMAS E CLARK JR	1141 REDA DR CLARKSVILLE TN 37042 931 237 0826	1141 REDA DR CLARKSVILLE TN 37042 931 237 0826
8. TAYLOR CRAMER	1689 AUTUMN DRIVE CLARKSVILLE TN 37042 440-387-8859	1477 TINY TOWN ROAD CLARKSVILLE TN 37042 9314362140
9. WYATT CULLIGAN	1897 MADISON STREET APT A6 CLARKSVILLE TN 37040 931 278 4165	2700 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 552 8686
10. CHEYENNE DYSON	2215 MADISON ST CLARKSVILLE TN 37040 931-645-7418	2215 MADISON ST CLARKSVILLE TN 37043 931 645 7418
11. MALEAK EASTWOOD	3350 ALLEN RD APT 19F CLARKSVILLE TN 37042 931.302.6708	1477 TINY TOWN RD CLARKSVILLE TN 37042 931.436.2140
12. VERA LOUISE EATMON	705 GREEN VALLEY CT CLARKSVILLE TN 37042 931 801 1323	851 GARRETTSBURG RD CLARKSVILLE TN 37042 931 553 0060

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Notaries to be elected November 10, 2025

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
13. JENNIFER K EDDINGTON	1017 BERRY BEND CLARKSVILLE TN 37043 931-801-8544	
14. ZEPORA FOLKS-KIRKSEY	1132 FOLLY BEACH DRIVE CLARKSVILLE TN 37042 270 697 2419	
15. CRYSTAL FRANCIS	151 HICKORY GROVE BLVD CLARKSVILLE TN 37042 931.378.1831	301 EUBANK DR STE A CLARKSVILLE TN 37042 931.896.1005
16. THOMAS MICHAEL FRANKLIN	1373 SUSSEX DR CLARKSVILLE TN 37040 253-304-7645	
17. CRYSTAL NICOLE GILLISPIE	1115 HILLWOOD DR #F1 CLARKSVILLE TN 37040 314-398-0934	
18. CAROLINE GOJOWSKY	139 GALLANT CT CLARKSVILLE TN 37043 703 927 2461	139 GALLANT CT CLARKSVILLE TN 37043 703 927 2461
19. RODRICK HARRIS	3785 SUITER ROAD CLARKSVILLE TN 37040 615 719 6903	
20. MARCELLUS HARRIS	689 OLIVER LOOP UNIT D CLARKSVILLE TN 37040 931 251 1361	1556 HANKOOK RD STE A CLARKSVILLE TN 37043
21. ASHLEY ANNE HUNT	859 CINDY JO CT CLARKSVILLE TN 37040 731.487.3190	
22. FREDRICK IGHODARO	489 COMANCHE ST CLARKSVILLE TN 37042 215-730-6201	2033 FORT CAMPBELL BLVD CLARKSVILLE TN 37040 2157306201
23. MELODY K JAMES	213 CULLOM WAY CLARKSVILLE TN 37043 931 624 1984	185 HWY 176 CLARKSVILLE TN 37043 931 552 7555
24. FELICIA JEFFERSON	1455 COBRA LN CLARKSVILLE TN 37040 931-217-2634	
25. PAMELA L JOHNSON	2875 JIM TAYLOR RD WOODLAWN TN 37191 931 237 2052	2050 LOWES DR CLARKSVILLE TN 37040 931 431 6800

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Notaries to be elected November 10, 2025

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
26. KARYL SMALLEY KIRKLAND	507 LAFAYETTE RD CLARKSVILLE TN 37040 931-220-7975	
27. WILDYANA LAFOND	224 DANA CT CLARKSVILLE TN 37043 954-449-5234	141 CHESAPEAKE LN CLARKSVILLE TN 37040 8134597226
28. MARLA MEDIANA LAMB	3765 WINDHAVEN DR CLARKSVILLE TN 37040 931.539.0544	
29. JESSICA MARIE LEYRER	287 NORTHWOOD TERRACE CLARKSVILLE TN 37042 615-573-0799	
30. JULIE ANN MARKER	326 KIMBROUGH RD CLARKSVILLE TN 37043 931-624-7814	111 S RIVERSIDE DR CLARKSVILLE TN 37040 931-552-1700
31. DEBBIE M MCCLINTOCK	2133 SEVEN MILE FERRY RD CLARKSVILLE TN 37040 931-216-0369	933 TRACY LANE SUITE D CLARKSVILLE TN 37040 615-667-6799
32. SETH MCMENAMIN	1770 MANNING DR APT A CLARKSVILLE TN 37042 931.553.3892	
33. LAURA MOURE	1020 CEDARMONT DR ADAMS TN 37010 931-358-0713	350 PAGEANT LANE SUITE 101C CLARKSVILLE TN 37040 9316485709
34. LISA M OWEN	2312 DOTSONVILLE RD CLARKSVILLE TN 37042 931-801-8116	380 DOVER RD CLARKSVILLE TN 37042 9316478915
35. TIARA PIGG	2215 ELDOS TRACE CIRCLE 2109 CLARKSVILLE TN 30742 843 222 7504	
36. TERRI PLUNKETT	4091 TROUGH SPRINGS RD ADAMS TN 37010 931.624.3076	1100 ASHLAND CITY RD CLARKSVILLE TN 37040 931.552.7100
37. BETH ANN POKORNY- BECKEL	4401 OLD HWY 13 CUMBERLAND CITY TN 37050 931-206-2464	111 S RIVERSIDE DR CLARKSVILLE TN 37040 931 920 9215

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Notaries to be elected November 10, 2025

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
38. MILAGROS M QUINONES-JUARBE	817 LEIGH ANN DR CLARKSVILLE TN 37042 305-305-0653	
39. LILITH JADE RAY	416 BARRY DR CLARKSVILLE TN 37040 989 330 7180	2700 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 552 8686
40. TONYA L RICHARDSON	525 NEPTUNE DR APT 1103 CLARKSVILLE TN 37043 931 551 5008	2 MILLENNIUM PLAZA STE 101 CLARKSVILLE TN 37040 931 648 5703
41. TRACY RIGGS	5219 PICKERING RD CLARKSVILLE TN 37043 931.257.4102	1100 ASHLAND CITY RD CLARKSVILLE TN 37040 931.552.7100
42. KATHLEEN SCHOENEBERG	931 PROFESSIONAL PARK DR APT 1 CLARKSVILLE TN 37040 831.756.1028	2070 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931.257.5003
43. SHARON BEATRICE SEATS	546 MAGNOLIA DR CLARKSVILLE TN 37042 615 491 0788	
44. NICOLE K SESSION	2645 DEL RAY DR CLARKSVILLE TN 37040 732 599 5822	1300 FORT CAMPBELL BLVD CLARKSVILLE TN 37040 931 552 1891
45. ALISHA NORTH SHAFFER	2238 SWEETBRIAR DR CLARKSVILLE TN 37043 931-801-8151	1915 ROSSVIEW RD CLARKSVILLE TN 37043 931-920-5594 EXT1011
46. EMILY SHANGRAW	1371 PITY PAT RD CLARKSVILLE TN 37042 509-655-7246	
47. JAMES L SHELLEY	429 CRANKLEN CIRCLE CLARKSVILLE TN 37042 615 337 0017	1925 A FORT CAMPBELL BLVD CLARKSVILLE TN 37042 931 645 3111
48. TASHA SHOOK	1140 THORNBERRY DR CLARKSVILLE TN 37043 615 788 0920	2801 WILMA RUDOLPH BLVD #250 CLARKSVILLE TN 37040 931 906 1919
49. HALEY SHORT	2116 PEA RIDGE RD CLARKSVILLE TN 37040 931 206 6617	

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 Fax 931-572-1104

Notaries to be elected November 10, 2025

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
50. VICKY SOTO	853 LENNOX RD CLARKSVILLE TN 37042 931 367 6663	22 CENTURY BLVD NASHVILLE TN 37211
51. TARA L. SOUTHERLAND	1301 WOFFORD DRIVE CLARKSVILLE TN 37042 931-237-4998	120 COMMERCE ST CLARKSVILLE TN 37040 931-648-0611
52. TAINA TORRES	205 SHERRY COURT CLARKSVILLE TN 37042 931 286 0023	160 IMPERIAL BLVD HENDERSON TN 37075 912 703 7401
53. MELINDA TYRE	1385 N LIBERTY CHURCH ROAD CLARKSVILLE TN 37042 931-980-8382	1300 FORT CAMPBELL BLVD CLARKSVILLE TN 37042 931 552 1891
54. MARIE VELEZ-CHARNECO	3057 WILLIAMSBURG RD CLARKSVILLE TN 37040 571 331 3460	
55. KELICIA M WEATHERSPOON	1599 REMBRANDT DR CLARKSVILLE TN 37040 931-542-8218	
56. TIFFANY CHAPMAN WILLIAMS	389 WOODTRACE DR CLARKSVILLE TN 37042 615 710 2259	1 CVS DR WOONSOCKET RI 02895 18007467287
57. TALITHA WILSON	1317 JUDGE TYLER DR CLARKSVILLE TN 37043 931-302-9219	1800 ZINC PLANT RD CLARKSVILLE TN 37040 9312213200
58. CALANDRA R WILSON	1862 FENN LANE CLARKSVILLE TN 37043 229 630 6887	

NOMINATING COMMITTEE

November 10, 2025

MONTGOMERY COUNTY YOUTH ENGAGEMENT COALITION LIAISON

Commissioner Jeremiah Walker nominated to serve until term set by Resolution 25-10-5 expires July 31, 2026.

Commissioner Carmelle Chandler nominated to serve until term set by Resolution 25-10-5 expires July 31, 2027.

COUNTY MAYOR NOMINATIONS

November 10, 2025

COMMUNITY CORRECTIONS ADVISORY BOARD

Melissa Kline (non-profit agency, Montgomery County) is nominated to serve an additional two-term with term to expire November 2027

Tony Eldridge (private citizen, Montgomery County) is nominated to serve an additional two-term with term to expire November 2027

Tonya Mullins (private citizen, Montgomery County) is nominated to serve an additional two-term with term to expire November 2027

COURTS CENTER COMMITTEE

Commissioner Billy Frye is nominated to replace Commissioner Autumn Simmons for a three-year term to expire November 2028.

MONTGOMERY COUNTY HEALTH COUNCIL

Commissioner Autumn Simmons is nominated to replace Commissioner Jason Knight.

VETERANS SERVICE ORGANIZATION

Meghan Willams is nominated to replace Tipnie Mack for a four-year term to expire November 2029.

LIBRARY BOARD

Commissioner Rashidah Leverett is nominated to fill the unexpired term of Commissioner Lisa Prichard with term to expire July 2026.

MONTGOMERY COUNTY

2025 COUNTY ROAD LIST

ZONE 1

JULY 1, 2025 THRU SEPTEMBER 30, 2025

ROAD NAME	ROAD CLASS	ROAD LENGTH	DATE APPROVED	REASON FOR CHANGE
Dunbar Rd.	Hot Mix	2.07	10/27/25	Overlay with hot mix.
Dunbar Rd.	Hot Mix	2.07	10/27/25	Change Rd. width from 18 ft. to 20 ft.
Mound Dr.	Hot Mix	.03	10/27/25	New Road: Lisenbee Fields, Sec. 1B
Outlaw Rd.	Hot Mix	1.81	10/27/25	Overlay with hot mix.
Outlaw Rd.	Hot Mix	1.81	10/27/25	Change Rd. Width from 19 ft. to 20 ft.
Pitcher Dr.	Hot Mix	.33	10/27/25	Rd Extension/Change .02 mi. to .33 mi.

MONTGOMERY COUNTY

Zone 4

2025 ROAD LIST

JULY 1, 2025 THRU SEPTEMBER 30, 2025

ROAD NAME	ROAD CLASS	ROAD LENGTH	DATE APPROVED	REASON FOR CHANGE
Mobley Road	Hot Mix	1.60	10/27/25	Overlay with hot mix.
Smith Lane	Hot mix	.61	10/27/25	Overlay with hot mix.

MONTGOMERY COUNTY

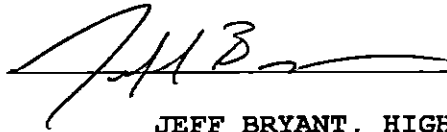
2025 ROAD LIST

ZONE 5

JULY 1, 2025 THRU SEPTEMBER 30, 2025

ROAD NAME	ROAD CLASS	ROAD LENGTH	DATE APPROVED	REASON FOR CHANGE
Drifter Ct.	Hot Mix	.18	10/27/25	New Road Wellington Fields, 6B

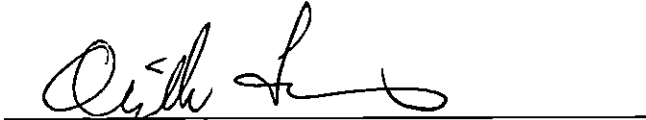
RESPECTFULLY SUBMITTED,



JEFF BRYANT, HIGHWAY SUPERVISOR



JEFF GROVES



ORVILLE LEWIS

10-27-25

DATE

On Motion to Adopt by Commissioner Gallant, seconded by Commissioner Leverett,

the foregoing Consent Agenda Items were Adopted and Approved by the following roll call

vote:

District	Commissioner	Vote	District	Commissioner	Vote	District	Commissioner	Vote
1	John Gannon	Y	8	LaTonia Brown	Y	15	David Harper	---
2	Jason Knight	---	9	Jorge Padro	Y	16	Lisa Prichard	Y
3	Joe Smith	Y	10	Jeremiah Walker	Y	17	Chris Rasnic	Y
4	Rickey Ray	Y	11	Joe Creek	Y	18	Ryan Gallant	Y
5	Rashidah Leverett	Y	12	Carmelle Chandler	Y	19	Billy Frye	Y
6	Michael Lankford	Y	13	Walker Woodruff	Y	20	Autumn Simmons	Y
7	Nathan Burkholder	Y	14	Joshua Beal	Y	21	David Shelton	Y

Yeses – 19 Noes – 0 Abstentions – 0

ABSENT: Jason Knight and David Harper (2)

Commissioner Burkholder gave a verbal report regarding the School Board.

Election for District 3 School Board Seat

The floor was opened for Commissioners to make Nominations.

The following candidates were Nominated by Commissioner Beal:

1. Michelle James
2. Teresa Crosslin
3. Darryl D. Anderson
4. Kathryn Texidor

The election process was conducted by County Clerk Chief Deputies, Alison Kruger and Tiffany Byard.

Teresa Crosslin was Elected to fill the District 3 School Board Seat.

Vote # 1

SCHOOL BOARD SEAT - DISTRICT 3		1	2	3	4	5	6			
District	Commissioner	Present	Darryl Anderson	Teresa Crosslin	Michelle James	Kathryn Texidor	Write-In	Write-In	Vote Registered	Pass/Fail
1	John Gannon	P		X					Registered	
2	Jason Knight								Absent	
3	Joe Smith	P		X					Registered	
4	Rickey Ray	P		X					Registered	
5	Rashidah Leverett	P	X						Registered	
6	Michael Lankford	P		X					Registered	
7	Nathan Burkholder	P		X					Registered	
8	LaTonia Brown	P	X						Registered	
9	Jorge Padro	P			X				Registered	
10	Jeremiah Walker	P	X						Registered	
11	Joe Creek	P	X						Registered	
12	Carmelle Chandler	P	X						Registered	
13	Walker Woodruff	P	X						Registered	
14	Joshua Beal	P		X					Registered	
15	David Harper								Absent	
16	Lisa Prichard	P	X						Registered	
17	Chris Rasnic	P	X						Registered	
18	Ryan Gallant	P		X					Registered	
19	Billy Frye	P		X					Registered	
20	Autumn Simmons	P		X					Registered	
21	David Shelton	P	X						Registered	
Totals:		19	9	9	1	0	0	0	19	Fail

Vote # 2

SCHOOL BOARD SEAT - DISTRICT 3			1	2	3	4	5	6		
District	Commissioner	Present	Darryl Anderson	Teresa Crosslin	Michelle James	Kathryn Texidor	Write-In	Write-In	Vote Registered	Pass/Fail
1	John Gannon	P		X					Registered	
2	Jason Knight								Absent	
3	Joe Smith	P		X					Registered	
4	Rickey Ray	P		X					Registered	
5	Rashidah Leverett	P	X						Registered	
6	Michael Lankford	P		X					Registered	
7	Nathan Burkholder	P		X					Registered	
8	LaTonia Brown	P	X						Registered	
9	Jorge Padro	P	X						Registered	
10	Jeremiah Walker	P	X						Registered	
11	Joe Creek	P		X					Registered	
12	Carmelle Chandler	P	X						Registered	
13	Walker Woodruff	P	X						Registered	
14	Joshua Beal	P		X					Registered	
15	David Harper								Absent	
16	Lisa Prichard	P	X						Registered	
17	Chris Rasnic	P	X						Registered	
18	Ryan Gallant	P		X					Registered	
19	Billy Frye	P		X					Registered	
20	Autumn Simmons	P		X					Registered	
21	David Shelton	P	X						Registered	
Totals:		19	9	10	0	0	0	0	19	Fail

Vote # 3

SCHOOL BOARD SEAT - DISTRICT 3			1	2	3	4	5	6		
District	Commissioner	Present	Darryl Anderson	Teresa Crosslin	Michelle James	Kathryn Texidor	Write-In	Write-In	Vote Registered	Pass/Fail
1	John Gannon	P		X					Registered	
2	Jason Knight								Absent	
3	Joe Smith	P		X					Registered	
4	Rickey Ray	P		X					Registered	
5	Rashidah Leverett	P	X						Registered	
6	Michael Lankford	P		X					Registered	
7	Nathan Burkholder	P		X					Registered	
8	LaTonia Brown	P	X						Registered	
9	Jorge Padro	P		X					Registered	
10	Jeremiah Walker	P	X						Registered	
11	Joe Creek	P		X					Registered	
12	Carmelle Chandler	P	X						Registered	
13	Walker Woodruff	P	X						Registered	
14	Joshua Beal	P		X					Registered	
15	David Harper								Absent	
16	Lisa Prichard	P	X						Registered	
17	Chris Rasnic	P	X						Registered	
18	Ryan Gallant	P		X					Registered	
19	Billy Frye	P		X					Registered	
20	Autumn Simmons	P		X					Registered	
21	David Shelton	P	X						Registered	
	Totals:	19	8	11	0	0	0	0	19	Pass



**MONTGOMERY
COUNTY**
TENNESSEE

Montgomery County Government

Building and Codes Department

350 Pageant Lane Suite 309
Clarksville, TN 37040

Phone
931-648-5718

Fax
931-553-5121

Memorandum

TO: Wes Golden, County Mayor
FROM: Rod Streeter, Building Commissioner *RS*
DATE: November 3, 2025
SUBJ: October 2025 PERMIT REVENUE REPORT

The number of permits issued in October 2025 is as follows: Building Permits 80, Grading Permits 0, Mechanical Permits 67, and Plumbing Permits 39 for a total of 186 permits.

The total cost of construction was \$26,259,553.00. The revenue is as follows: Building Permits \$78,823.02, Grading Permits \$0.00, Plumbing Permits \$3,900.00, Mechanical Permits: \$6,580.00 Plans Review \$5,621.79, BZA \$0.00, Re-Inspections \$450.00, Pre-Inspection \$0.00, Safety Inspection \$0.00, and Miscellaneous Fines \$0.00 the total revenue received in October 2025 was \$95,374.81.

FISCAL YEAR 2025/2026 TOTALS TO DATE:

NUMBER OF SINGLE FAMILY PERMITS:	137
COST OF CONSTRUCTION:	\$143,032,563.00
NUMBER OF BUILDING PERMITS:	418
NUMBER OF PLUMBING PERMITS:	127
NUMBER OF MECHANICAL PERMITS:	213
NUMBER OF GRADING PERMITS:	5
BUILDING PERMITS REVENUE:	\$407,665.70
PLUMBING PERMIT REVENUE:	\$15,100.00
MECHANICAL PERMIT REVENUE:	\$21,130.00
GRADING PERMIT REVENUE:	\$9,985.50
RENEWAL FEES:	\$979.55
PLANS REVIEW FEES:	\$137,148.39
BZA FEES:	\$1,250.00
RE-INSPECTION FEES:	\$2,607.00
PRE-INSPECTION FEES:	\$0.00
SAFETY INSPECTION FEES:	\$0.00
MISCELLANEOUS FINES:	\$0.00
MISC REFUNDS	\$0.00
SWBA	\$0.00
TOTAL REVENUE:	\$594,886.59

RS/bf

cc: Wes Golden, County Mayor
Cassie Wheeler, Accounts and Budgets
Teresa Cottrell, County Clerk



**MONTGOMERY
COUNTY**
TENNESSEE

Montgomery County Government

Building and Codes Department

350 Pageant Lane Suite 309
Clarksville, TN 37040

Phone
931-648-5718

Fax
931-553-5121

Memorandum

TO: Wes Golden, County Mayor
FROM: Rod Streeter, Building Commissioner *RS*
DATE: November 3, 2025
SUBJ: October 2025 ADEQUATE FACILITIES TAX REPORT

The total number of receipts issued in October 2025 is as follows: City 207 and County 28 for a total of 235.

There were 130 receipts issued on single-family dwellings, 13 receipts issued on multi-family dwellings with a total of 91 units, 7 receipts issued on condominiums with a total of 7 units, 0 receipts issued on townhouses. There were 4 exemption receipt issued.

The total taxes received for October 2025 was \$119,000.00
The total refunds issued for October 2025 was \$0.00.
Total Adequate Facilities Tax Revenue for October 2025 was \$119,000.00

FISCAL YEAR 2025/2026 TOTALS TO DATE:

TOTAL NUMBER OF Adequate Facilities Tax Receipts Issued:	City: 554
	County: 196
	Total: 750
 TOTAL REFUNDS:	 \$0.00
 TOTAL TAXES RECEIVED:	 \$384,500.00

<u>NUMBER OF LOTS AND DWELLINGS ISSUED</u>	<u>CITY</u>	<u>COUNTY</u>	<u>TOTAL</u>
LOTS 5 ACRES OR MORE:	0	23	23
SINGLE-FAMILY DWELLINGS:	358	130	488
MULTI-FAMILY DWELLINGS (29 Receipts):	164	36	200
CONDOMINIUMS: (7 Receipts)	7	0	7
TOWNHOUSES:	22	0	22
EXEMPTIONS: (10 Receipts)	3	7	10
REFUNDS ISSUED: (0 Receipt)	(0)	(0)	(0)

RS/bf

cc: Wes Golden, County Mayor
Cassie Wheeler, Accounts and Budgets
Teresa Cottrell, County Clerk

Montgomery County, Tennessee
Office of Trustee
Monthly Financial Report
For the Month Ending 10/31/2025

ASSET		Beginning Balance	Debits	Credits	Ending Balance
999-11120	CASH ON HAND	2,000.00	29,728,044.93	29,728,044.93	2,000.00
999-11130-003	F & M BANK-TAX PAYMENTS	9,735,585.39	391,849.06	21,692.00	10,105,742.45
999-11130-006	PLANTERS BANK-MMA(TAX ACCOUNT)	1,753,076.13	40,458.14	17,421.00	1,776,113.27
999-11130-008	CUMBERLAND BK - TAX ACCOUNT	1,813,708.88	56,563.25	25,275.00	1,844,997.13
999-11130-022	PLANTERS BANK-OTHER CNTY GOVT CC	2,690,653.24	155,987.70	64,553.04	2,782,087.90
999-11130-025	LEGENDS BANK - BI-COUNTY FEES	10,000.00	326,109.37	326,109.37	10,000.00
999-11130-026	PLANTERS BANK -209	404,267.23	9,891.90	688.50	413,470.63
999-11130-027	REGIONS - OPERATING	85,929,257.36	125,694,539.27	154,058,464.06	57,565,332.57
999-11130-029	REGIONS - SCHOOL CLEARING	0.00	22,524,349.65	22,524,349.65	0.00
999-11130-030	CMCSS CREDIT CARD ACCT	1,281,227.58	7,428.41	608.03	1,288,047.96
999-11130-031	REGIONS - MCG CLEARING (NEW)	0.00	25,193,181.83	25,193,181.83	0.00
999-11130-032	F & M DISBURSEMENTS	58,990.11	597.30	5,997.87	53,589.54
999-11130-033	LEGENDS BANK - BI-COUNTY TIPPING FEES	10,035.52	163,356.64	163,357.76	10,034.40
999-11300-004	LEGENDS BANK - 207	7,163,662.63	512,883.99	102.24	7,676,444.38
999-11300-019	LOCAL GOVT INVESTMENT POOL 101	57,049.55	196.93	0.00	57,246.48
999-11300-035	REGIONS - E911	523,356.59	1,923.56	0.00	525,280.15
999-11300-040	BAIRD	781.50	0.00	781.50	0.00
999-11300-041	R JAMES - 2016A G.O. PUBLIC IMP	10,256,654.91	0.64	0.00	10,256,655.55
999-11300-042	SHERIFF FEDERAL TREASURY	4,224.80	15.53	0.00	4,240.33
999-11300-043	SHERIFF FEDERAL JUSTICE	225,834.95	830.04	0.00	226,664.99
999-11300-049	F & M - TAX DEPOSITS	3,281,689.96	4,660,679.96	580,510.52	7,361,859.40
999-11300-053	REGIONS - AMERICAN RESCUE PLAN ACT	19,291,468.71	70,904.41	0.00	19,362,373.12
999-11300-054	MULTI-BANK SECURITIES	118,083,169.85	329,503.18	0.00	118,412,673.03
999-11300-055	SERIES 2022A CONSTRUCTION FUND	0.00	0.00	0.00	0.00
999-11300-057	F & M ICS	8,813,688.84	25,389.39	0.00	8,839,078.23
999-11300-058	REGIONS - ACH ACCOUNT	335,297.38	781.50	336,078.88	0.00
999-11300-059	SERIES 2023A CONSTRUCTION FUND	0.00	0.00	0.00	0.00
999-11300-060	SERIES 2023B CONSTRUCTION FUND	0.00	0.00	0.00	0.00
999-11300-061	REGIONS - OPIOID ABATEMENT SETTLEMENT FUND	2,281,146.72	8,384.19	33,517.50	2,256,013.41
999-11300-062	US BANK - MORETON CAPITAL MARKETS	44,608,533.44	767.12	0.00	44,609,300.56
999-11300-063	TOWER COMMUNITY BANK	5,271,829.54	0.00	0.00	5,271,829.54
999-11300-064	SERIES 2022B - CONSTRUCTION BONDS	0.00	0.00	0.00	0.00
999-11300-065	REGIONS - BI-COUNTY LANDFILL	9,280,765.70	34,110.79	0.00	9,314,876.49
999-11300-066	F & M - ICS NEW 2025	20,270,562.96	75,107.01	0.00	20,345,669.97
999-11410	STATE OF TN TAX RELIEF CURR YR	1,086.00	494,448.00	368,331.00	127,203.00
999-11515	COUNTY TAX RELIEF	0.00	83,999.00	83,999.00	0.00
		353,439,605.47	210,592,282.69	233,533,063.68	330,498,824.48

LIABILITY		Beginning	Debits	Credits	Ending
999-20040	EXCESS LAND SALE PAYMENTS 2004	25,830.63	0.00	0.00	25,830.63
999-20120	EXCESS LAND SALE PAYMENTS 2012	4,739.39	0.00	0.00	4,739.39
999-20130	EXCESS LAND SALE PAYMENTS 2013	53,146.79	0.00	0.00	53,146.79
999-20140	EXCESS LAND SALE PAYMENTS 2014	46,401.47	0.00	0.00	46,401.47
999-21900	TELLER OVER/SHORT	0.00	3.00	3.00	0.00
999-22200	OVERPAYMENTS	18,930.00	10,858.38	9,326.03	17,397.65
999-22200-001	PAYMENT OVERRAGES	24.59	0.00	8.78	33.37
999-27700	TRUSTEE'S HOLDING ACCOUNT	0.00	0.00	0.00	0.00
999-28310	UNDISTRIBUTED TAXES	0.00	4,871.51	4,871.51	0.00
999-28311	UNDISTRIBUTED TAXES PAID IN ADVANCE	55,426.00	51,155.00	0.00	4,271.00
999-29900	FEE/COMMISSION ACCOUNT	172,125.35	171,684.67	259,900.30	260,340.98
101	COUNTY GENERAL FUND	48,578,520.68	15,904,187.07	6,265,063.68	38,939,397.29
122	DRUG CONTROL FUND	70,125.79	247.19	3,085.74	72,964.34
127	AMERICAN RECOVERY ACT	19,301,372.27	1,659,211.16	1,242,552.17	18,804,713.28
131	GENERAL ROAD FUND	5,818,521.65	2,786,840.96	965,546.11	3,997,226.80
141	GENERAL PURPOSE SCHOOL FUND	106,310,334.53	37,256,542.70	37,893,080.21	106,946,872.04
142	SCHOOL FEDERAL PROJECTS FUND	8,472,592.95	2,450,241.61	2,062,187.02	8,084,538.36
143	CHILD NUTRITION FUND	10,205,236.09	2,566,004.88	479,676.12	8,118,907.33
144	SCHOOL SYSTEM TRANS FUND	9,935,544.33	2,849,194.44	2,552,788.63	9,639,138.52
146	EXTENDED SCHOOL PROGRAM FUND	3,944,743.68	0.00	0.00	3,944,743.68
151	DEBT SERVICE FUND	36,286,281.81	181,677.54	1,395,531.29	37,500,135.56
171	CAPITAL PROJECTS FUND	56,553,997.50	16,272,397.53	1,281,847.43	41,563,447.40
177	EDU CAPITAL PROJECTS FUND	3,243,734.67	9,350,797.16	10,426,466.00	4,319,403.51
207	BI-COUNTY LANDFILL	19,004,923.32	1,906,520.58	1,983,537.43	19,081,940.17
208	EMERGENCY COMMUNICATIONS DISTRICT	6,462,772.71	441,349.00	661,453.27	6,682,876.98
209	LIBRARY FUND	1,358,405.18	400,123.11	1,077,180.44	2,035,462.51
263	SELF INSURANCE TRUST FUND	14,776,215.12	9,761,658.63	12,920,757.28	17,935,313.77
266	WORKERS' COMPENSATION	1,070,955.90	111,814.97	18,174.97	977,315.90
267	UNEMPLOYMENT COMPENSATION	37,846.61	9,515.09	9,515.09	37,846.61
351	CITY OF CLARKSVILLE - SALES TAX	0.00	2,578,554.37	2,578,554.37	0.00
362	MGC RAIL AUTHORITY	543,911.92	512,009.10	199,047.57	230,950.39
363	JUDICIAL DISTRICT DRUG FUND	1,015,935.10	7,771.88	13,636.62	1,021,799.84
364	DISTRICT ATTORNEY FUND	21,009.44	164.09	823.57	21,668.92
365	PORT AUTHORITY	50,000.00	0.00	0.00	50,000.00
		353,439,605.47	107,245,395.62	84,304,614.63	330,498,824.48

This report is submitted in accordance with requirements of section 5-8-505,
and/or 67-5-1902, Tennessee Code Annotated, and to the best of my knowledge,
Information and belief accurately reflects transactions of this office for the month ended October 31, 2025.

Kimberly B. Wiggins by Ashley Green
Signature
Chief Deputy

11/10/2025
Date



Clarksville Regional Airport

Montgomery County, Tennessee

Connecting People

Airport Quarterly Report
1st Quarter F/Y - 2026



**Clarksville
Regional Airport**
Montgomery County, Tennessee

Operat

Connecting People

TOTAL OPERATIONS ⓘ

11,449

LANDINGS

4,911

TAKEOFFS

5,264

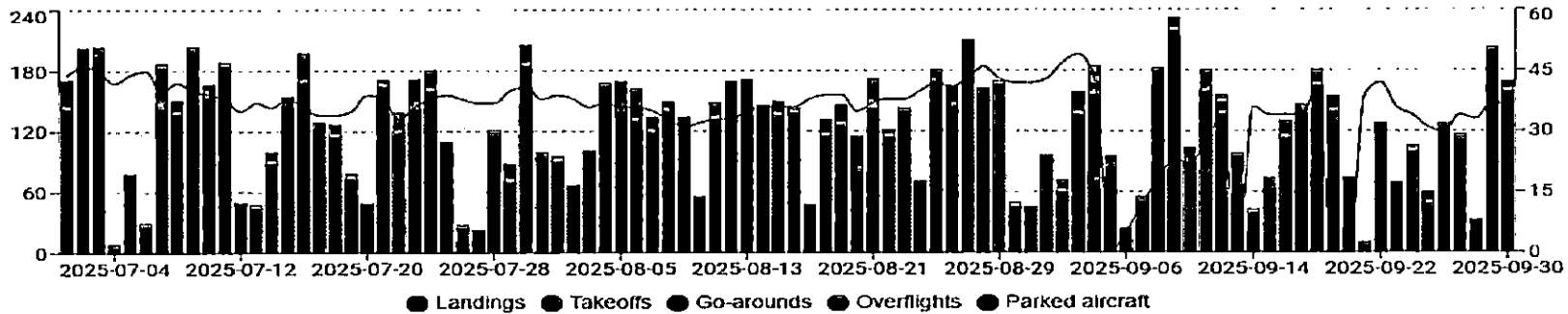
GO-AROUNDS

347

OVERFLIGHTS ⓘ

927

OPERATIONS BY DAY ⓘ



TOTAL OPERATIONS ⓘ

23,198

LANDINGS

9,716

TAKEOFFS

10,552

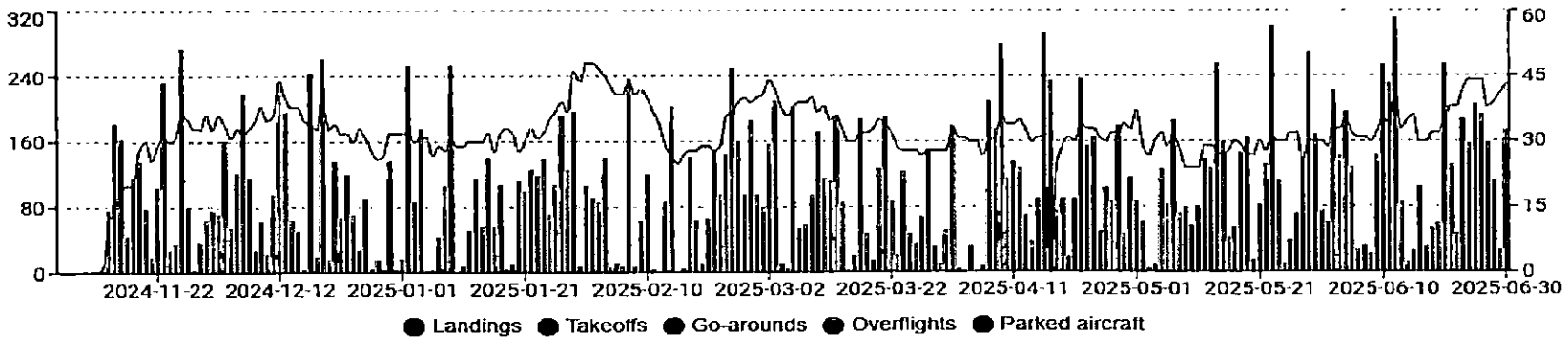
GO-AROUNDS

962

OVERFLIGHTS ⓘ

1,968

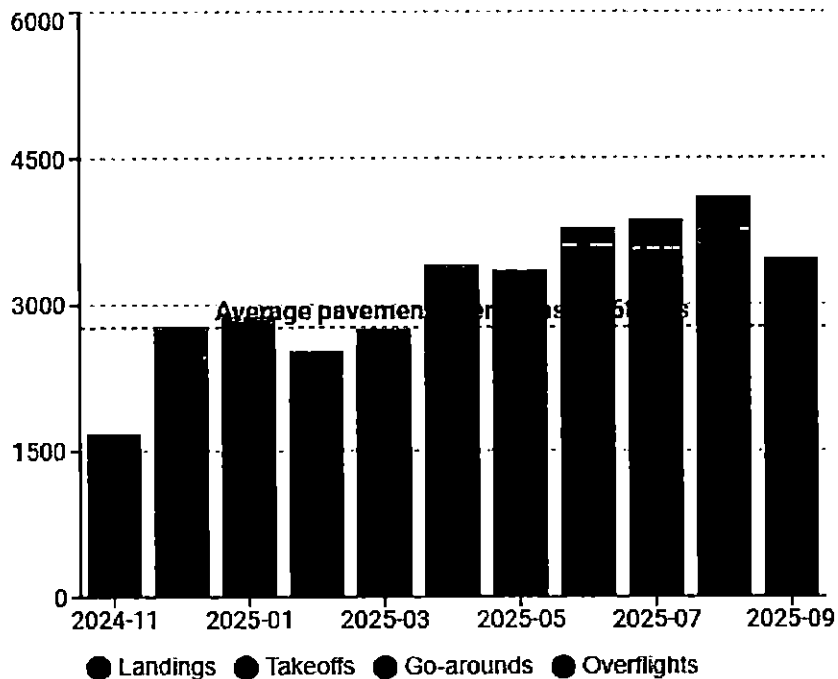
OPERATIONS BY DAY ⓘ



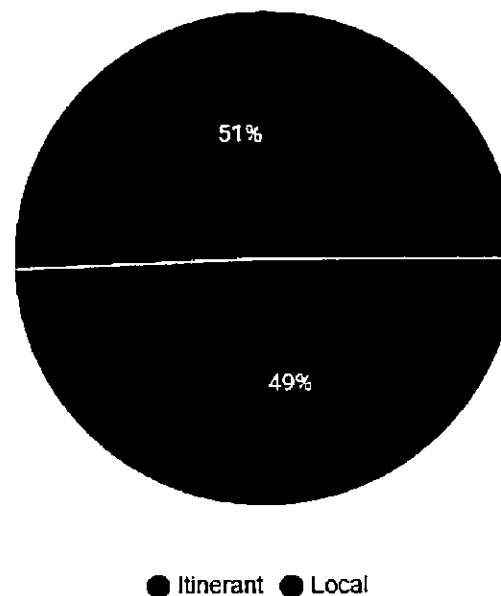


12 Month History

LANDINGS AND TAKEOFFS BY MONTH ⓘ



LOCAL VS. ITINERANT FLIGHTS ⓘ





Quarter: 13.9% ↑
YTD: 18.9% ↑

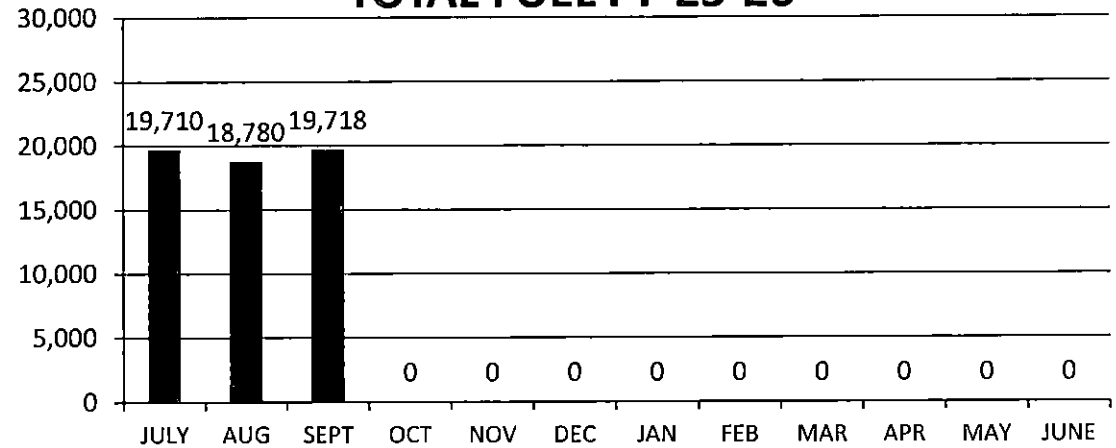
MONTH	JET A	AVGAS	TOTAL
JULY	10,602	9,108	19,710
AUG	10,712	8,068	18,780
SEPT	11,468	8,250	19,718
OCT			0
NOV			0
DEC			0
JAN			0
FEB			0
MAR			0
APR			0
MAY			0
JUNE			0

Total 32,782 25,426 58,208

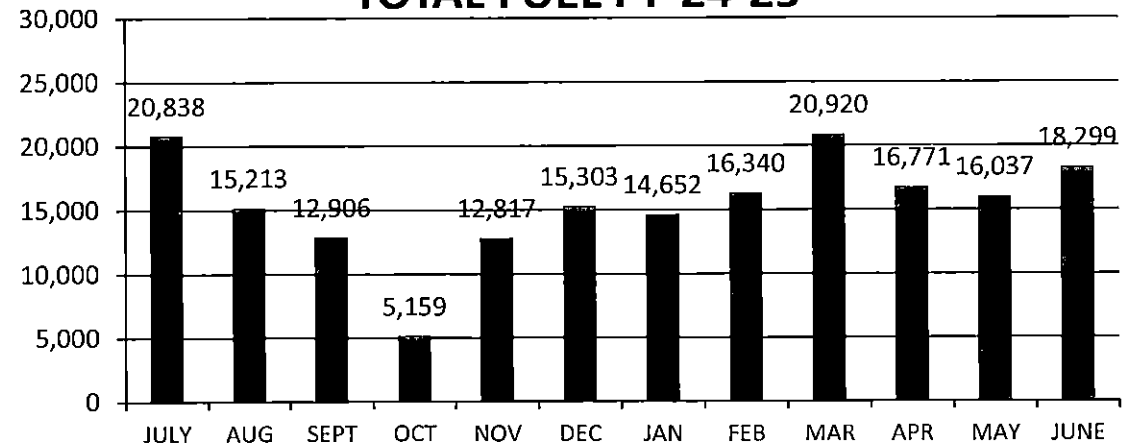
MONTH	JET A	AVGAS	TOTAL
JULY	9,902	10,936	20,838
AUG	6,869	8,344	15,213
SEPT	4,833	8,073	12,906
OCT	2,256	2,903	5,159
NOV	6,947	5,870	12,817
DEC	9,058	6,245	15,303
JAN	7,341	7,311	14,652
FEB	9,800	6,540	16,340
MAR	10,988	9,932	20,920
APR	10,420	6,351	16,771
MAY	8,696	7,341	16,037
JUNE	10,509	7,790	18,299

Total 97,619 87,636 185,255

TOTAL FUEL FY-25-26



TOTAL FUEL FY-24-25



• Estimated Annual Fuel sales by quarterly performance:

– Forecast by Quarter FY25

- 232,832 Gallons 1st QTR Projection
- Gallons 2nd QTR Projection
- Gallons 3rd QTR Projection
- Gallons EOY Actual

– Forecast by Quarter FY25

- 163,828 Gallons 1st QTR
- 164,472 Gallons 2nd QTR Projection
- 178,864 Gallons 3rd QTR Projection
- 185,525 Gallons EOY Actual

Total Gallons by Fiscal Year

F/Y 05-06	130,753
F/Y 06-07	132,757
F/Y 07-08	82,344
F/Y 08-09	97,290
F/Y 09-10	76,334
F/Y 10-11	105,527
F/Y 11-12	191,284
F/Y 12-13	135,448
F/Y 13-14	105,439
F/Y 14-15	99,298
F/Y 15-16	100,303
F/Y 16-17	105,114
F/Y 17-18	137,545
F/Y 18-19	131,291
F/Y 19-20	116,526
F/Y 20-21	177,703
F/Y 21-22	232,324
F/Y 22-23	197,949
F/Y 23-24	230,809
F/Y 24-25	185,255



- ALP (Airport Layout Plan)
 - Completed

- Terminal Parking Lot (addition)
 - Design and Environmental
 - Design completed/local approval
 - Bid estimate early spring 2026

- South Apron (State)
 - Contract executed
 - Construction Start November 2025
 - 21 Day project



- **Legends Bank Account – Capital Funds**
 - Money Fund Account – interest bearing
 - For transferring in and out of Main checking only
 - » No direct external functionality
 - Maintain \$50,000 minimum balance
 - » Emergency/Unexpected Capital Expenses
 - Separation of Operating and Capital Funds
 - » Easy consistent reporting of fund types
 - » Separated in financial Statements
 - All Funds on hand breakdown



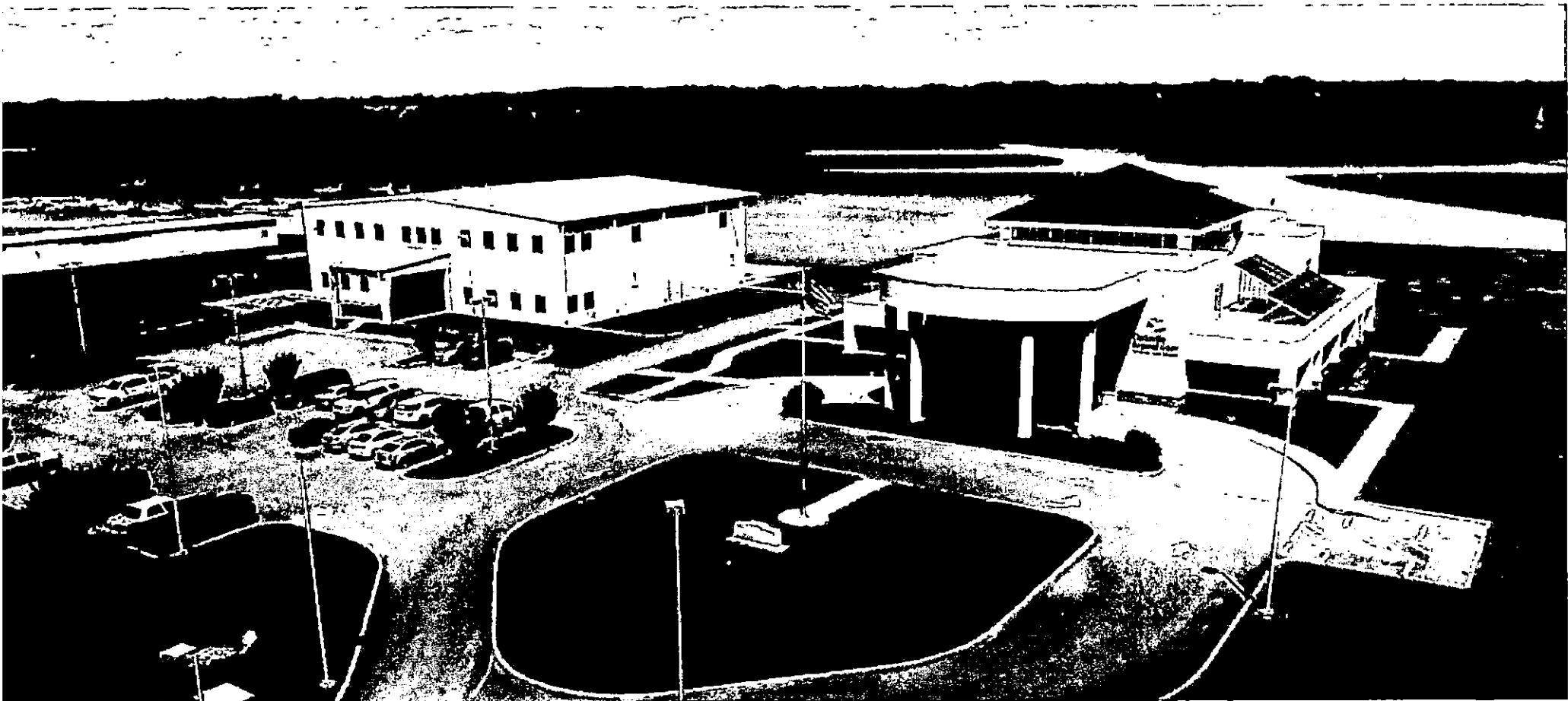
- **Music Event**
 - Artist announcement delayed
 - No new date set
 - Logistic questions
 - Being addressed by Rock the Country internally
- **Final Sales Tax return – State of Tennessee**
 - Actual overpayment returned \$323,014.16
 - Allotted to Fuel Farm Relocation project.



**Clarksville
Regional Airport**
Montgomery County, Tennessee

Connecting People

Thank you for your continued support!





ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Capital Projects November 2025 Quarterly Construction Update Report

Report Provided By: Nick Powell, Chief County Engineer



Stokes Park Completed Project

ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Courts Center Renovation – Phase 3

Architect/Designer: Rufus Johnson & Associates
General Contractor: C & C Contracting, LLC.
Project Status: Construction
Contract Date: November 8, 2024
Contract Completion Date: February 2026
Budget: \$ 410,000 (Design), \$ 6,600,000 (Construction)
Current Contract Amount: \$400,000*(Design), \$4,957,644 (Prime Contract), \$1,100,740*(Other Const. Costs)
Percentage Complete: 80% Construction

Comments:

- Two new courtrooms on the 3rd floor and the Foster Care Review Board room are completed.
- Active work has moved to the 1st floor Chancery Clerk reception area and the new 2nd floor General Sessions Courtroom.
- Although the casework (woodwork) sub-contractor has pushed the 3rd floor courtrooms into opening later than anticipated, the quality of the work is very good. The technology capabilities of these two courtrooms are modernizing our courts system.
- Phase 2 work should be completed by late February 2026, with the 2nd floor courtroom opening in late February or early March 2026 if the contractor is able to finish the remaining work on schedule.
- A possible Phase 3 may be added for additional change order work that will extend beyond March 2026.



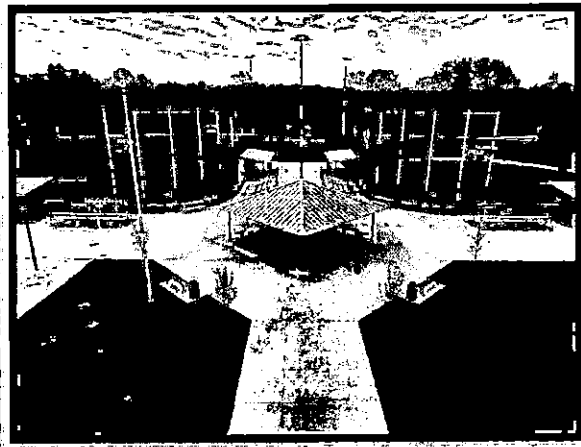
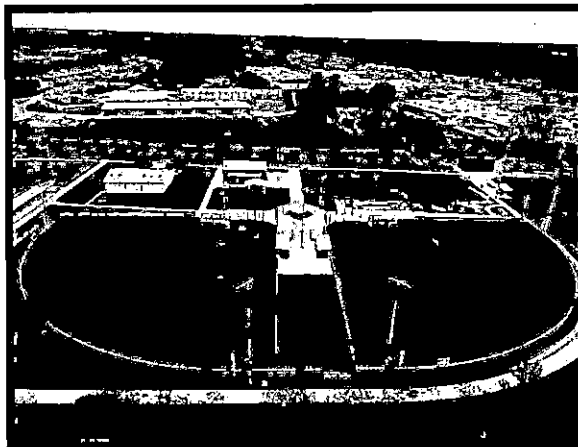
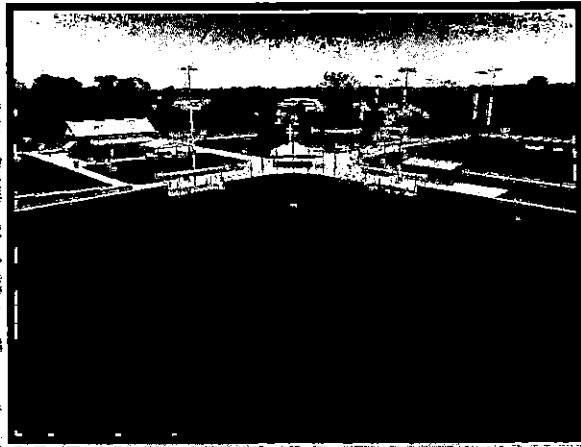
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Stokes Field

Architect/Designer: Moore Design Services & Lyle Cook Martin Architects
General Contractor: Rock City Construction
Project Status: Construction
Contract Date: June 4, 2024
Contract Completion Date: September 11, 2025
Budget: \$10,802,400 (Design & Construction)
Current Contract Amount: \$ 764,545 (Two design rounds), \$ 9,174,198.78 (Construction)
Percentage Complete: 99% Construction
Comments:

- This project is complete.
- Substantial completion was reached on Sept 12th. Only minor punch list work remains.
- Ribbon cutting ceremony was on Oct 30th.



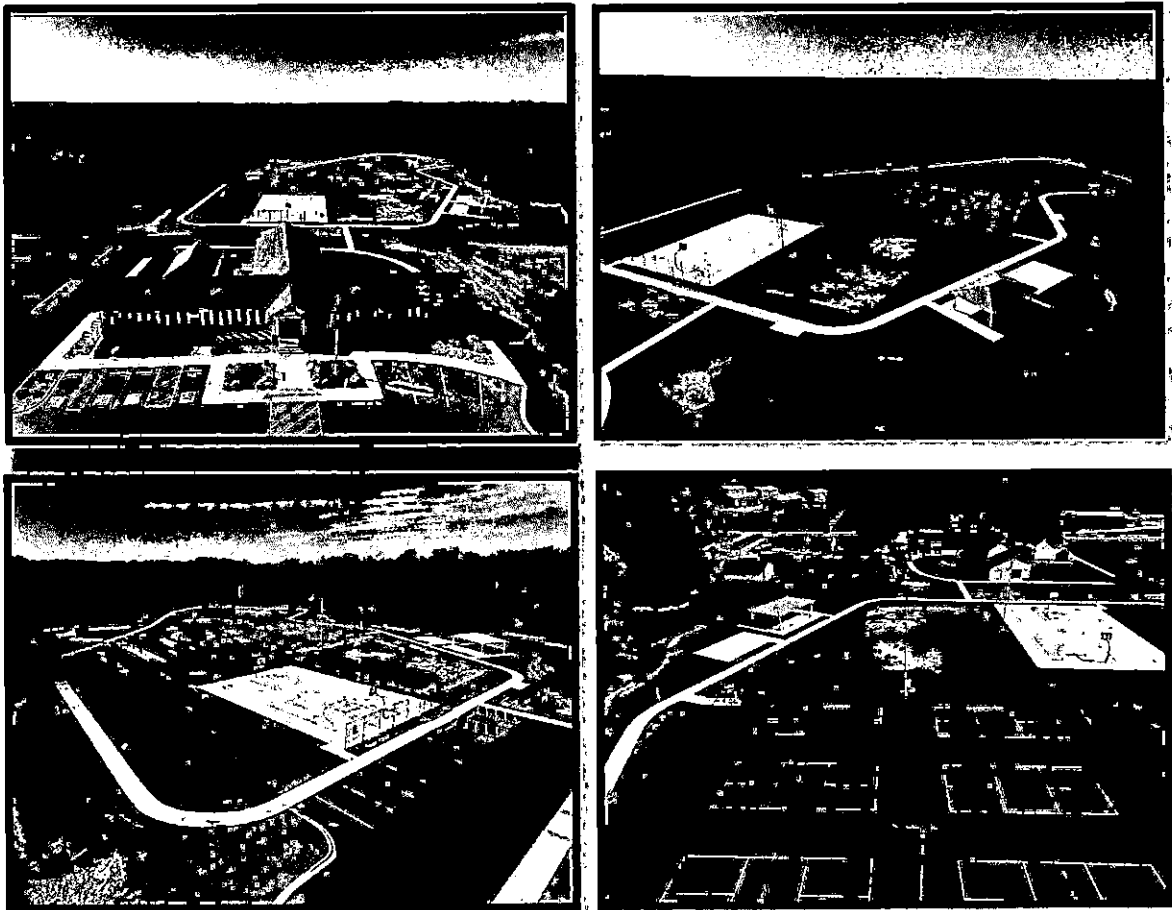
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Fredonia Park

Architect/Designer: Montgomery County Engineering Dept.
General Contractor: B. R. Miller & Company, Inc.
Project Status: Construction
Contract Date: August 27, 2024
Contract Completion Date: August 21, 2025
Budget: \$ 1,423,795 (Includes \$282,545 from Grant)
Current Contract Amount: \$ 1,382,176.73 (Construction), \$11,657 (Design)
Percentage Complete: 100% Construction
Comments:

- This project is complete.
- The Montgomery County Parks office will be installing a grant funded playground in the remaining area of the park in the coming months to fully complete this project site. This playground was a secondary grant that was not included within the funding of this current project phase.



ENGINEERING

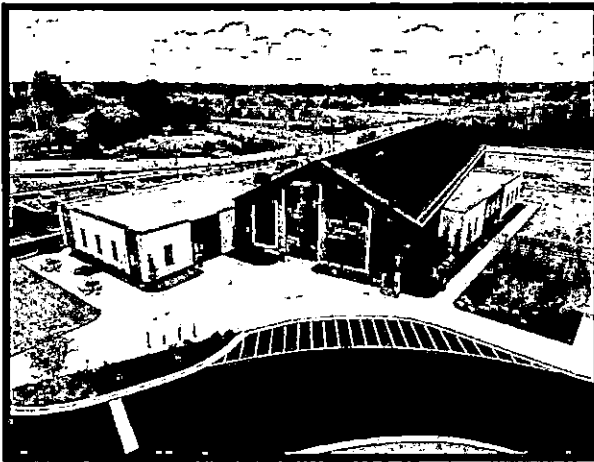
Capital Projects – November 2025 – Construction Update Report

Library Branch

Architect/Designer: HBM Architects
General Contractor: Codell Construction (Construction Manager at Risk)
Project Status: Construction
Contract Date: February 5, 2024
Contract Completion Date: August 17, 2025
Budget: \$ 943,744 (1st Design), \$ 13,821,916 (2nd Design & Construction)
Current Contract Amount: \$ 1,338,741 (Design), \$ 11,992,871 (Const), \$ 800,000 (Utilities/Data/Other)
Percentage Complete: 100% Construction

Comments:

- Project is complete.
- There are still a few minor outstanding deliverables by the contractor that we are tracking.
- The Engineering office will continue to be active in finalizing all work items with the contractor.



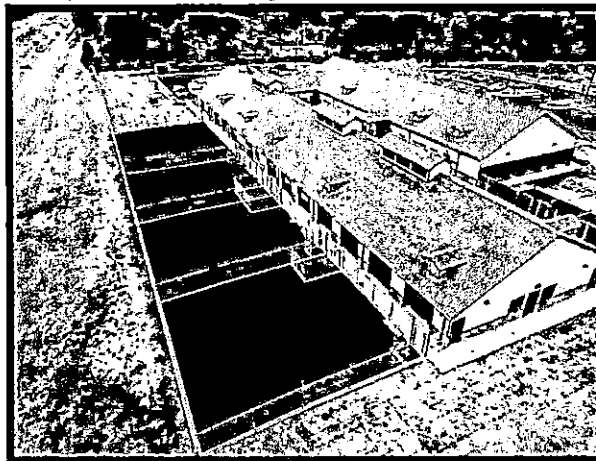
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Animal Control

Architect/Designer: Shelter Planners of America (SPOA)
General Contractor: Codell Construction (Construction Manager at Risk)
Project Status: Construction
Contract Date: February 5, 2024
Contract Completion Date: August 17, 2025
Budget: \$ 750,000 (Design), \$ 16,947,476 (Construction)
Current Contract Amount: \$ 784,980 (Design), \$ 15,473,384 (Const), \$900,000 (Utilities/Data/Other)
Percentage Complete: 100% Construction
Comments:

- Project is complete.
- There are still a few minor outstanding deliverables by the contractor that we are tracking.
- The Engineering office will continue to be active in finalizing all work items with the contractor.
- Contractor will be replacing dead sod and landscaping shrubs/trees that have died.



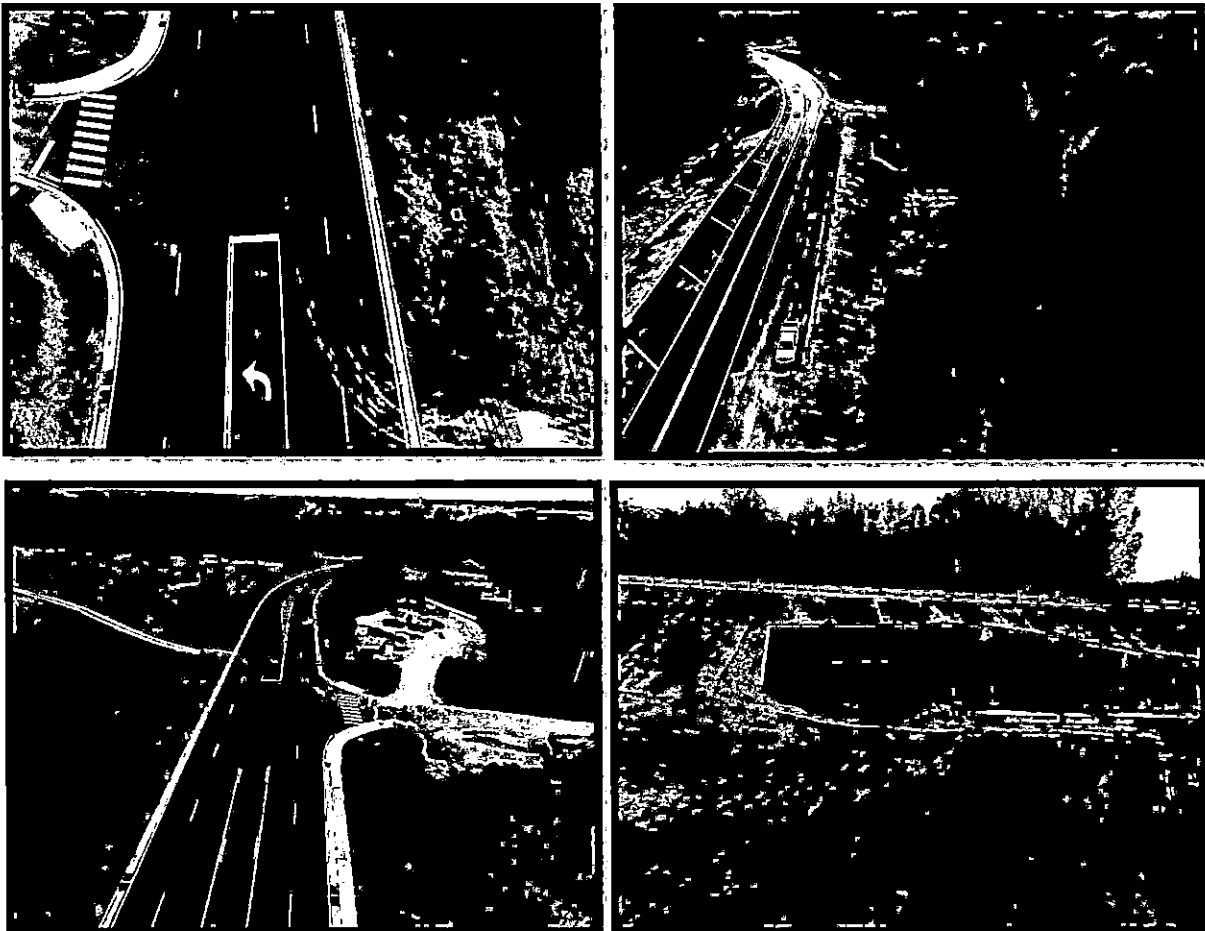
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Lafayette Road Widening

Architect/Designer: Gresham, Smith & Partners
General Contractor: Sessions Paving Company
Project Status: Construction
Contract Date: September 25, 2024
Contract Completion Date: September 30, 2025
Budget: \$ 4,425,000, 80% funding TDOT + 20% Local match
Current Contract Amount: \$ 3,161,429 (Construction), \$ 529,736 (CEI), \$ 260,070 (Design)
Percentage Complete: 100% Construction
Comments:

- Project is complete.
- Contractor is wrapping up all final details, but this road is paved/striped and open to traffic.
- Project communications and planning began on this project in January of 2014. Almost 12 years later, it is complete. Ft. Campbell has the responsibility of taking the widening the rest of the way to the Sabre Airfield entrance or to 101st Airborne Division Rd.



ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Rossvie Road Widening

Architect/Designer: HDR Engineering
General Contractor: TBD
Project Status: ROW Acquisition Phase, Utility Relocation Design
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$ 3,000,000 (Envir. & Design) \$ 12,800,000 (ROW) \$5,800,000 (Utility)
Current Contract Amount: \$ 3,131,627 (Design) \$ 3,052,802 (ROW)
Percentage Complete: 80% ROW acquired, 96% ROW negotiated, 30% Utility Phase
Comments:

- 3 ROW tracts remain to be negotiated. 1 tract is currently in condemnation proceedings.
- Condemnation notifications have been sent to 7 property owner's and their respective mortgage companies that have been non-responsive. Working toward solutions currently to avoid condemnations.
- ROW: Closings and condemnations will extend into 2026.
- Utility: Utility easements for relocations will extend throughout 2026. TVA will begin the construction of a new tower in October 2026 while there is a scheduled outage.
- Construction scheduled for funding by TDOT in FY 2028.



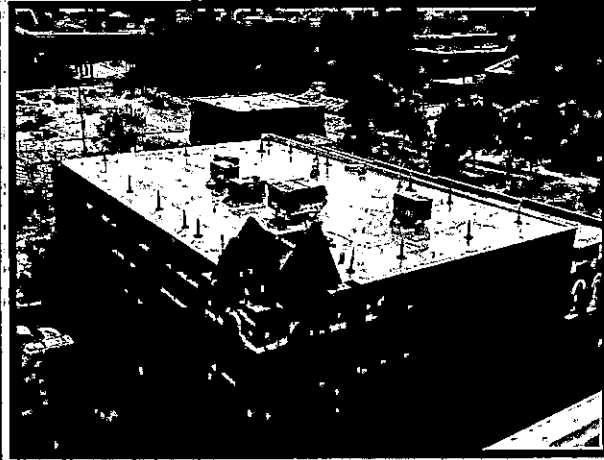
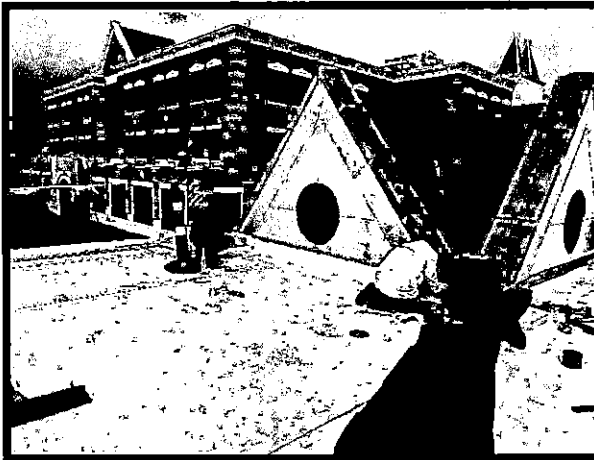
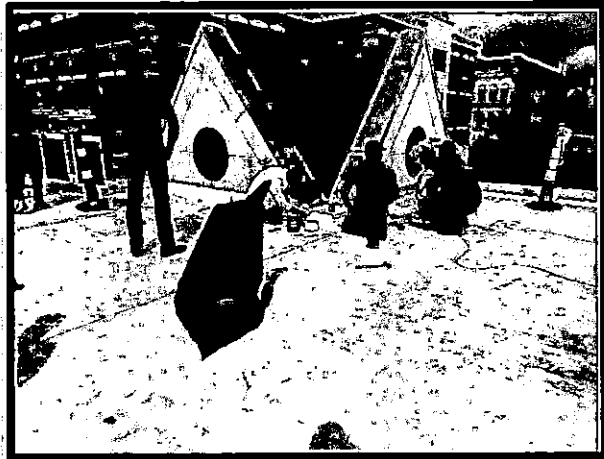
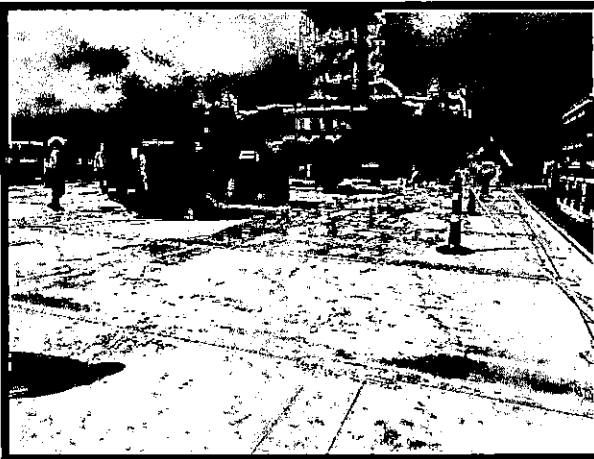
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Courts Center Annex Roof Replacement

Architect/Designer: Walter P. Moore and Associates, Inc.
General Contractor: Porter Roofing Contractors, Inc.
Project Status: Construction
Contract Date: April 23, 2025
Contract Completion Date: October 2025
Budget: \$ 828,250.00 (Insurance)
Current Contract Amount: \$ 828,250.00
Percentage Complete: 100%
Comments:

- This project is 100% funded by insurance and has been completed.
- The Courts Center Annex building sustained hail damage in May 2024. The insurance company determined that the roof would need to be replaced.
- This roof was the first to be started and first to be completed.



ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Courts Center Roof Replacement

Architect/Designer: Walter P. Moore and Associates, Inc.

General Contractor: Porter Roofing Contractors, Inc.

Project Status: Construction

Contract Date: April 23, 2025

Contract Completion Date: October 2025

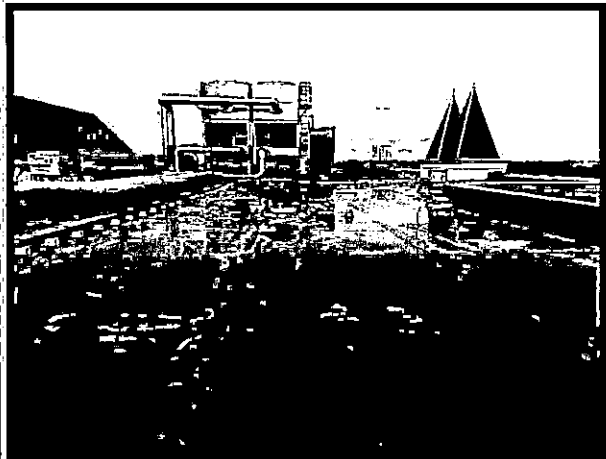
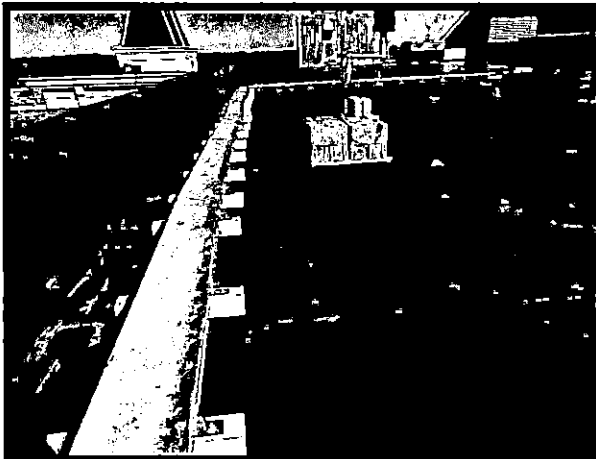
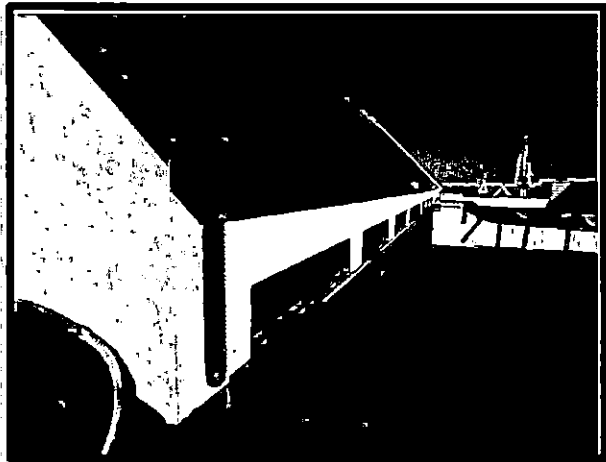
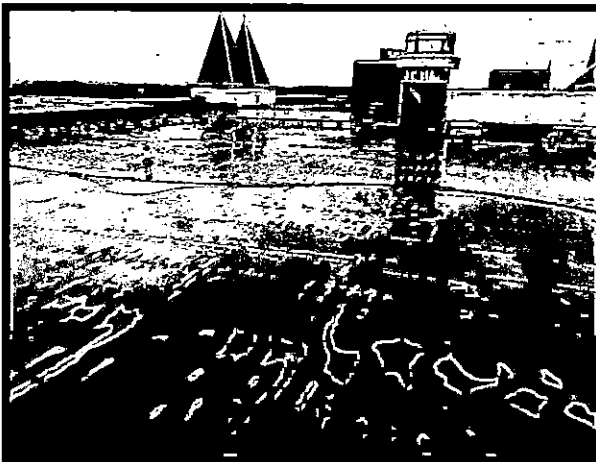
Budget: \$ 2,413,500.00 (Insurance)

Current Contract Amount: \$ 2,413,500.00

Percentage Complete: 98%

Comments:

- This project is 100% funded by insurance and is mostly complete.
- The Courts Center building sustained hail damage in May 2024. The insurance company determined that the roof would need to be replaced.
- The synthetic slate and the flat EPDM roofing membrane have all been replaced.



ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Historic Courthouse Roof Replacement

Architect/Designer: Walter P. Moore and Associates, Inc.

General Contractor: Porter Roofing Contractors, Inc.

Project Status: Construction

Contract Date: April 23, 2025

Contract Completion Date: October 2025

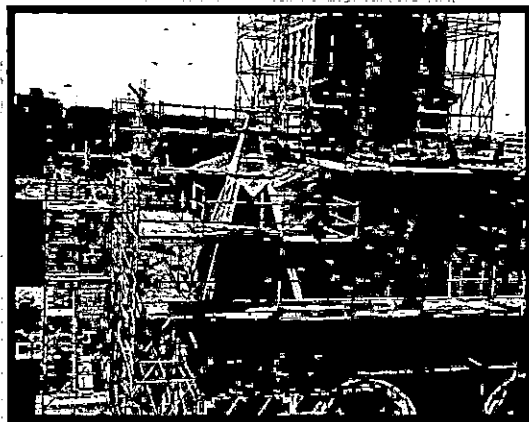
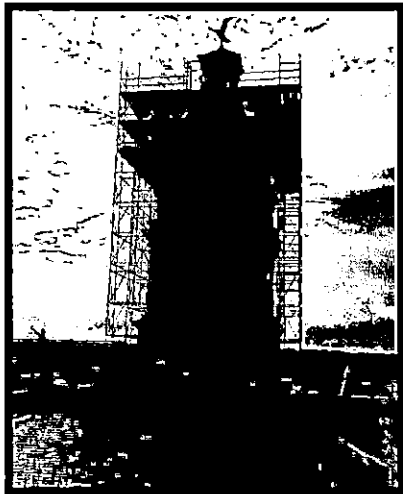
Budget: \$ 1,692,175.00 (Insurance)

Current Contract Amount: \$ 1,692,175.00

Percentage Complete: 90%

Comments:

- This project is 100% funded by insurance.
- The Historic Courthouse sustained hail damage in May 2024. The insurance company determined that the roof would need to be replaced.
- The removal and replacement of the slate above the clocktower is complete. The lower section of slate is ongoing and is scheduled for completion in a couple of weeks. Scaffolding will be removed.



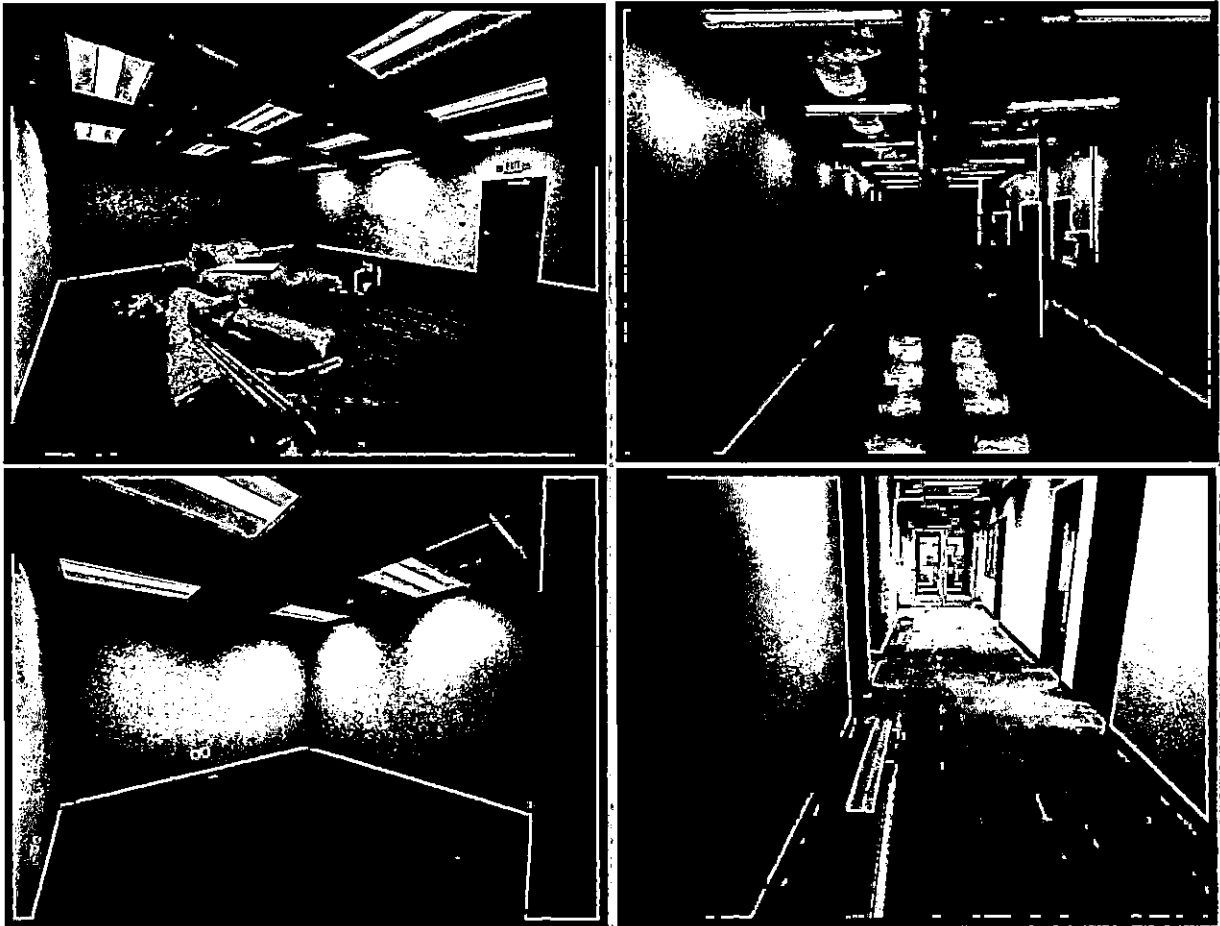
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Interior Renovations to Purchasing and Building & Codes

Architect/Designer: MCG Engineering
General Contractor: MDI Construction Inc.
Project Status: Construction
Contract Date: May 9, 2025
Contract Completion Date: November 15, 2025
Budget: \$ 500,000
Current Contract Amount: \$ 343,298.78
Percentage Complete: 95% Construction
Comments:

- Sheetrock walls have been painted.
- Carpet, tile, and LVT floors have been installed.
- Ceiling grids will be installed, and the project is scheduled for inspection in a couple of weeks.



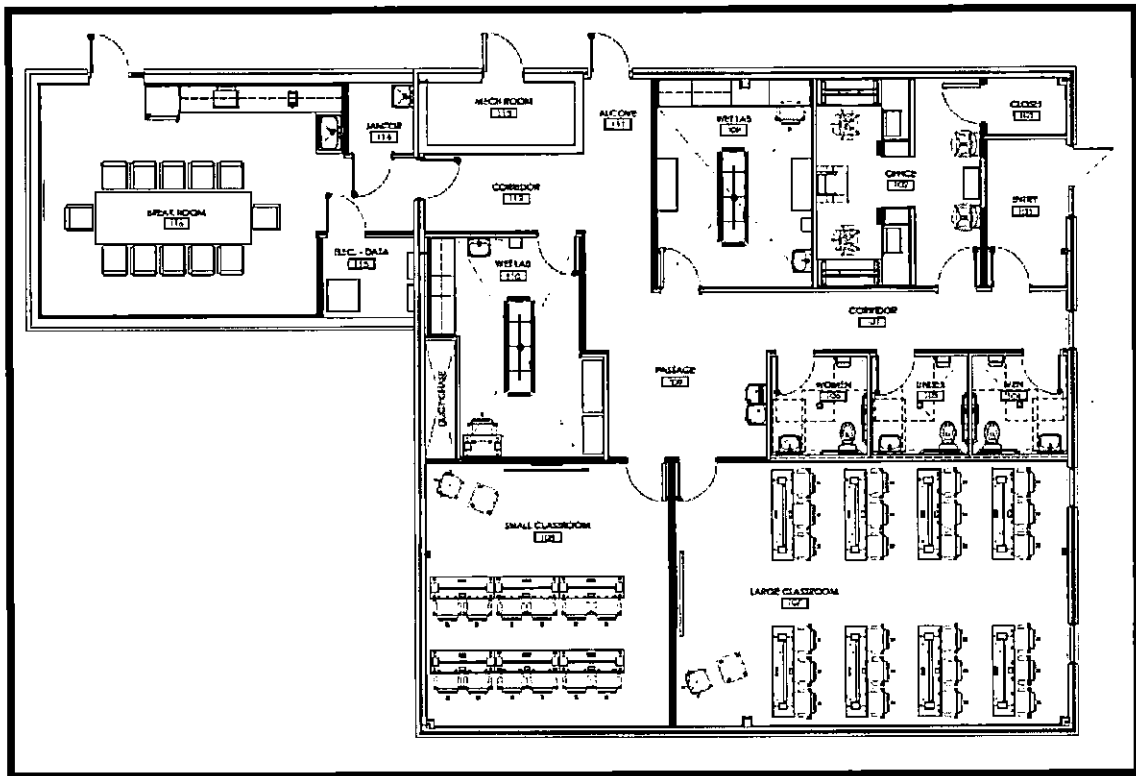
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Joe Snow Training Center

Architect/Designer: Montgomery County Engineering
General Contractor: TBD
Project Status: Design
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$ 60,000 (additional needed)
Current Contract Amount: TBD
Percentage Complete: 98% Design
Comments:

- This existing facility will be renovated to add two classrooms and two lab rooms for APSU students.
- Architectural and MP&E design plans are nearly complete and available for a bid if funding is approved.
- Site plans are still being designed for additional parking spaces and striping to accommodate additional vehicular traffic for the training capacity.
- A funding request may come mid-fiscal year to attempt to move this forward.



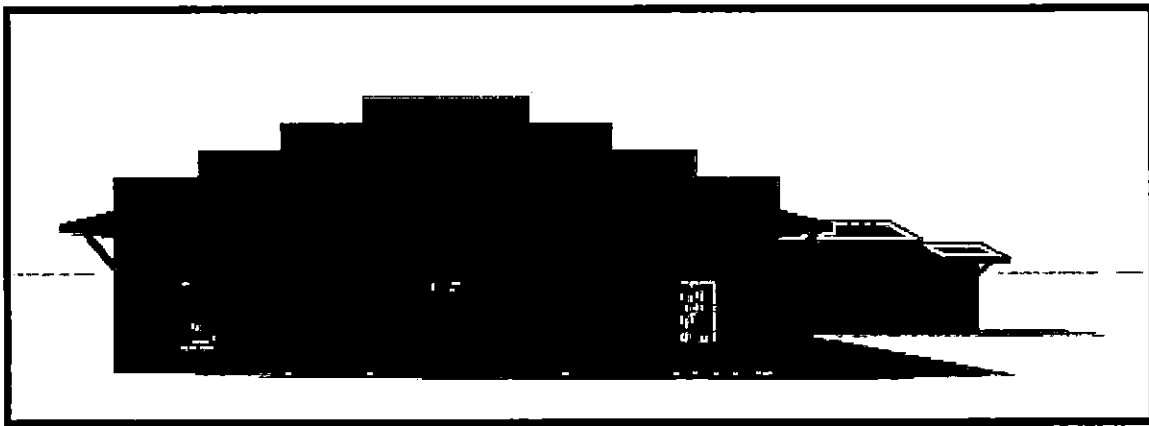
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

EMS 28

Architect/Designer: Montgomery County Engineering with TTL for Civil
General Contractor: TBD
Project Status: Bidding in November
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$ 280,000 (Design), Provided after bidding phase (Construction)
Current Contract Amount: TBD
Percentage Complete: 100% Design
Comments:

- This project is being advertised for bid the first week of November.
- If funding is adequate to immediately award the bid, construction will be scheduled to begin in December and possibly be completed by the end of 2026 or early 2027.
- The old Animal Shelter will be demolished to make room for the newly designed EMS 28 Station.



ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Multi Roof/HVAC Repair - Insurance

Architect/Designer: Walter P. Moore and Associates, Inc.
General Contractor: Eskola (Roofing) & BluSky (HVAC)
Project Status: Construction
Contract Date: April 23, 2025
Contract Completion Date: August 2025
Budget: \$ 561,925.00 (Roofing), \$410,963.04 (HVAC) (Insurance)
Current Contract Amount: \$ 561,925.00 (Roofing), \$410,963.04 (HVAC)
Percentage Complete: 90%
Comments:

- This project is 100% funded by insurance.
- Montgomery County F&M Bank Arena, Jail, Old Jail/1986 Jail, Public Safety Building/Sheriff's Office, Veteran's Plaza and Offices, and Gun Range Training building were all determined to need HVAC and metal repairs, while all but the Plaza Library/Offices were identified as needing roof repairs.



400 Pageant Lane ReRoof

Architect/Designer: Tremco Construction Products Group
General Contractor: Modern Heating, Cooling, Roofing Inc.
Project Status: Bid Awarded – moving into Construction
Contract Date: July 15, 2025
Contract Completion Date: August 23, 2025
Budget: \$ 61,950.00 (pulled from existing projects for emergency replacement)
Current Contract Amount: \$ 61,950.00
Percentage Complete: 100% Construction
Comments:

- This project has been completed with a new TPO membrane applied.



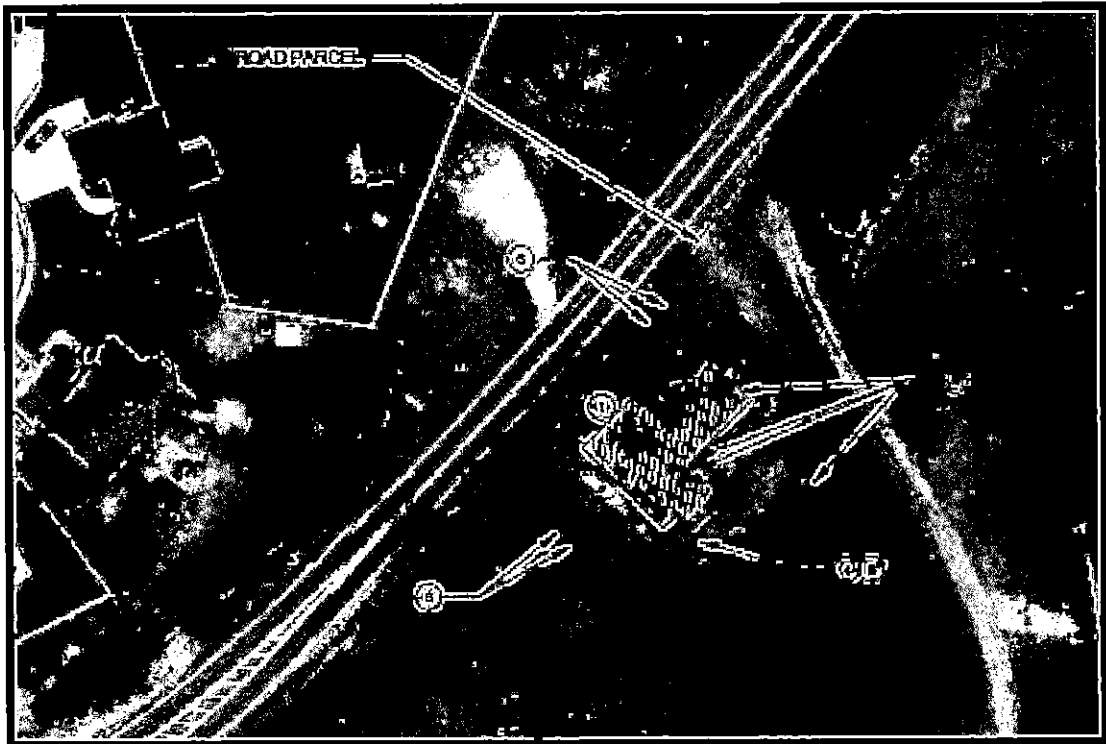
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

2174 ROSSVIEW ROAD DEMOLITION

Architect/Designer: Montgomery County Engineering
General Contractor: Providence Builders
Project Status: Pre-Construction
Contract Date: TBD
Contract Completion Date: TBD
Budget: (Inclusive of ROW phase)
Current Contract Amount: \$ 19,500.00
Percentage Complete: 90% Pre-Construction & Procurement
Comments:

- Demolition of building and driveway located at 2174 Rossview Road, Clarksville, TN, in coordination with the Rossview Road widening project. This demolition was a required component of the design proposal. The property was purchased, and the resident has been relocated.
- This work is scheduled to begin in early November and will be completed quickly.



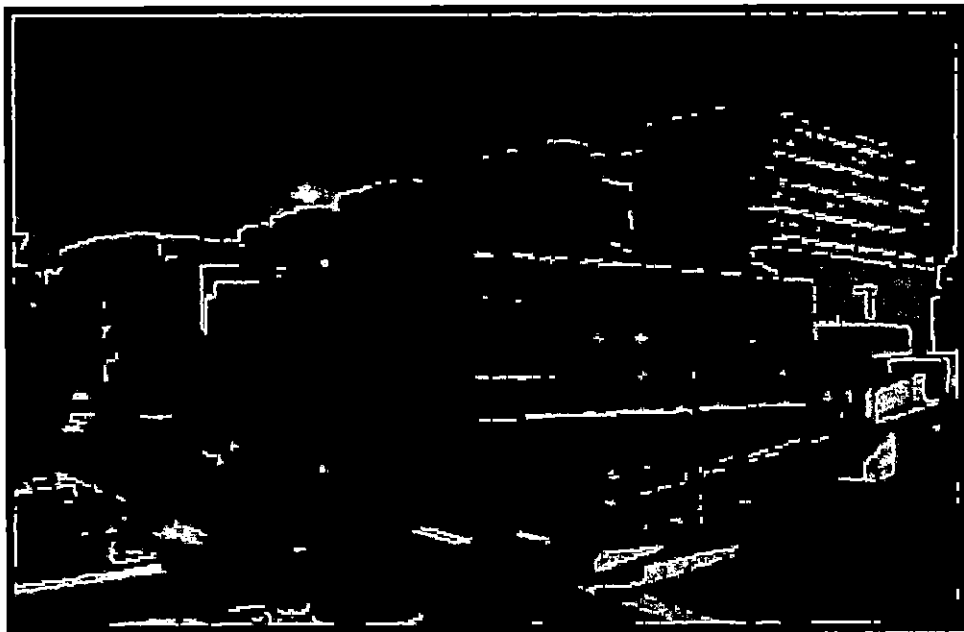
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

1986 Jail Sewer Rehabilitation

Architect/Designer: Smith Seckman Reid, Inc.
General Contractor: C&C
Project Status: Pre-Construction
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$ 200,000
Current Contract Amount: \$ 185,500
Percentage Complete: Beginning Pre-Construction & Procurement
Comments:

- Renovation of existing Sewer lines in '86 jail to reroute and combine existing above ceiling lines in the northern portion of the 1986 jail to a larger trunk line to get outside of the building.
- Renovation also includes renovation of the showers as add alternates. We currently have 1 Alternate approved and the Sheriff's office is looking to obtain funding for the 2nd Alternate to be approved.



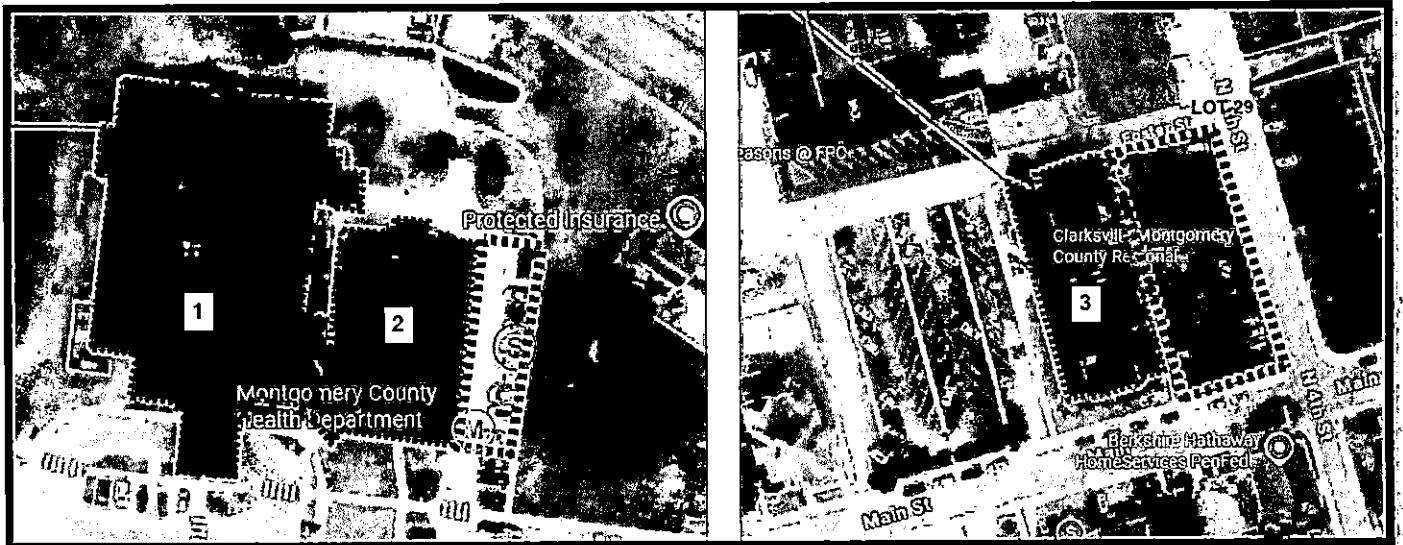
ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Planning Commission, WIC & Health Department Roof Replacement

Architect/Designer: Walter P. Moore and Associates, Inc.
General Contractor: Don Kennedy Roofing
Project Status: Construction
Contract Date: October 2025
Contract Completion Date: May 2026
Budget: \$ 642,193 (Insurance)
Current Contract Amount: \$ 642,193 (Insurance)
Percentage Complete: 0%, Construction scheduled to start in November
Comments:

- This project is 100% funded by insurance.
- Montgomery County Planning Commission, WIC and Health Department buildings were all identified as needing roof repairs from hail damages.
- The Planning Commission office will be started in November.





ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Upcoming/Ongoing Projects

Montgomery County Rail Service Authority

Architect/Designer:

CSR Engineering

Project Status:

FY2024 Bridge project is nearing completion by the end of this year. New FY 2025 Bridge Grant has been awarded, and design phase has begun. FY2025 Federal CRISI Grant contract has been received from TDOT and is being reviewed, but has not yet been approved. 2026 Rail Grant application is being reviewed by TDOT for approval.

Lone Oak Community Center

Architect/Designer:

Montgomery County Engineering

Project Status:

Project design is ongoing and will be ready for bidding in the first quarter of 2026. Foundation excavation and water proofing will be required. The steeple will be removed, and shingles reinstalled. All stain glass windows will be removed and replaced with new insulated windows. The upper floor will have additional wall demolition, a new kitchen added, new flooring, new wall paint, audio wiring/equipment, and new flooring.

Greenway

Architect/Designer:

Montgomery County Engineering & Highway Departments

Project Status:

The Greenway has recently been rejuvenated with interests due to available grant dollars. The Highway Department has paved a segment of Phase 1 that connects to Jarrell Ridge Road. The next steps are to acquire additional grant dollars to construct the first bridge that will be required and build/re-grade portions of the existing rail bed that has slide into the river basin.

Veterans Plaza Renovations

Architect/Designer:

Montgomery County Engineering

Project Status:

- **Assessor's New Office Renovation:** Currently working on finalizing the construction plans for the Assessor's office and election's office. Project will be ready to bid around Jan/Feb 2026. Completion will be around Nov/Dec 2026 to beat the ARPA funding deadline. The Community Corrections renovation will also be included within this project. Depending on bid costs, the election office may be separated as a different project to work around election timelines.



ENGINEERING

Capital Projects – November 2025 – Construction Update Report

Workhouse Demolition and Sinkhole Repair

Architect/Designer:

Montgomery County Engineering

Project Status:

After evaluation of the growing sinkhole that is adjacent to the Workhouse, the County's insurance carrier decided that the facility was no longer able to be insured and has funded for the building to be torn down. This scope of work has been bid, and Providence Builders will be starting demolition in November. Once the building has been removed, further geotechnical investigations will be conducted to determine how the sink hole and injection well will be remediated to prevent further collapses.

MONTGOMERY COUNTY DRIVER SAFETY PROGRAM

QUARTERLY REPORT: REVENUE AND ATTENDEES

JULY – SEPTEMBER 2025

***Adult Driver Improvement Program**

<u>Rev Rec:</u> July 2025.....\$ 2,180.25	<u>Attendees:</u> July 2025.....30
August 2025.....\$ 2,565.00	August 2025.....44
September 2025..\$ 3,398.62	September 2025...61
Total.....\$ 8,143.87	Total.....135

***ADIP Book Fees**

<u>Rev Rec:</u> July 2025.....\$113.05
August 2025.....\$133.00
September 2025.....\$176.22
Total.....\$422.27

***Reality Class**

<u>Rev Rec:</u> July 2025.....\$.00
August 2025.....\$ 52.25
September 2025.....\$.00
Total.....\$ 52.25

MONTGOMERY COUNTY GOVERNMENT, TN



YEAR-TO-DATE BUDGET REPORT

FOR 2026 04

JOURNAL DETAIL 2026 1 TO 2026 4

	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
101 COUNTY GENERAL						
40110 CURRENT PROPERTY TAX	-98,388,000	-98,388,000	-5,034.79	.00	-98,382,965.21	.0%
40120 TRUSTEE'S COLLECTIONS - PYR	-800,000	-800,000	-422,682.96	.00	-377,317.04	52.8%
40125 TRUSTEE COLLECTIONS - BANKRUP	-30,000	-30,000	-205.18	.00	-29,794.82	.7%
40130 CIRCUIT/CHANCERY COLLECT-PYR	-500,000	-500,000	-209,885.50	.00	-290,114.50	42.0%
40140 INTEREST & PENALTY	-300,000	-300,000	-116,559.73	.00	-183,440.27	38.9%
40161 PMTS IN LIEU OF TAXES - T.V.A	-763	-763	-762.74	-762.74	-.26	100.0%
40162 PMTS IN LIEU OF TAXES -UTILIT	-1,640,000	-1,640,000	-539,453.52	-264,360.28	-1,100,546.48	32.9%
40163 PMTS IN LIEU OF TAXES - OTHER	-851,533	-851,533	-20,900.00	-20,900.00	-830,633.00	2.5%
40220 HOTEL/MOTEL TAX	-2,500,000	-2,500,000	-640,061.82	.00	-1,859,938.18	25.6%
40250 LITIGATION TAX - GENERAL	-390,000	-390,000	-118,308.23	-36,532.94	-271,691.77	30.3%
40260 LITIGATION TAX-SPECIAL PURPOS	-80,000	-80,000	-25,190.91	-7,332.01	-54,809.09	31.5%
40270 BUSINESS TAX	-2,000,000	-2,000,000	-228,412.40	-76,044.93	-1,771,587.60	11.4%
40320 BANK EXCISE TAX	-450,000	-450,000	.00	.00	-450,000.00	.0%
40330 WHOLESALE BEER TAX	-400,000	-400,000	-60,282.25	.00	-339,717.75	15.1%
41120 ANIMAL REGISTRATION	-215,000	-215,000	-87,634.55	565.00	-127,365.45	40.8%
41130 ANIMAL VACCINATION	-16,000	-16,000	-9,744.00	-1,683.00	-6,256.00	60.9%
41140 CABLE TV FRANCHISE	-300,000	-300,000	-39,137.22	-3,325.60	-260,862.78	13.0%
41520 BUILDING PERMITS	-1,500,000	-1,500,000	-392,123.38	-78,626.52	-1,107,876.62	26.1%
41540 PLUMBING PERMITS	-30,000	-30,000	-15,200.00	-4,200.00	-14,800.00	50.7%
41590 OTHER PERMITS	-465,000	-465,000	-140,706.29	-12,704.29	-324,293.71	30.3%
42110 FINES	-14,000	-14,000	-9,025.00	-8,075.00	-4,975.00	64.5%
42120 OFFICERS COSTS	-20,000	-20,000	-3,788.88	-1,167.27	-16,211.12	18.9%
42141 DRUG COURT FEES	-1,600	-1,600	-214.22	-70.30	-1,385.78	13.4%
42142 VETERANS TREATMENT COURT FEES	-1,800	-1,800	-145.82	-47.50	-1,654.18	8.1%
42190 DATA ENTRY FEES -CIRCUIT COUR	-9,000	-9,000	-2,721.34	-770.84	-6,278.66	30.2%
42191 COURTROOM SECURITY - CIRCUIT	-7,500	-7,500	-1,720.94	-613.86	-5,779.06	22.9%
42192 CIRCUIT COURT VICTIMS ASSESS	-3,525	-3,525	-1,073.73	-451.72	-2,451.27	30.5%
42310 FINES	-135,000	-135,000	-39,823.53	-18,657.68	-95,176.47	29.5%
42311 FINES - LITTERING	-250	-250	.00	.00	-250.00	.0%
42320 OFFICERS COSTS	-275,000	-275,000	-82,500.87	-24,480.73	-192,499.13	30.0%
42330 GAME & FISH FINES	-500	-500	-630.00	.00	130.00	126.0%
42341 DRUG COURT FEES	-20,000	-20,000	-4,261.81	-1,466.09	-15,738.19	21.3%
42342 VETERANS TREATMENT COURT FEES	-15,000	-15,000	-2,762.46	-962.35	-12,237.54	18.4%
42350 JAIL FEES GENERAL SESSIONS	-300,000	-300,000	-83,656.79	-25,441.80	-216,343.21	27.9%
42380 DUI TREATMENT FINES	-20,000	-20,000	-3,325.95	-1,273.00	-16,674.05	16.6%
42390 DATA ENTRY FEE-GENERAL SESS	-63,000	-63,000	-18,110.51	-5,302.81	-44,889.49	28.7%
42392 GEN SESSIONS VICTIM ASSESSMNT	-60,000	-60,000	-11,192.08	-3,427.16	-48,807.92	18.7%
42410 FINES	-1,700	-1,700	-1,837.25	-28.50	137.25	108.1%
42420 OFFICERS COSTS	-15,000	-15,000	-3,534.05	-1,689.10	-11,465.95	23.6%
42450 JAIL FEES	-25,000	-25,000	-8,083.05	-4,133.58	-16,916.95	32.3%

MONTGOMERY COUNTY GOVERNMENT, TN



YEAR-TO-DATE BUDGET REPORT

FOR 2026 04

JOURNAL DETAIL 2026 1 TO 2026 4

	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
42490 DATA ENTRY FEE-JUVENILE COURT	-10,250	-10,250	-1,795.00	-540.00	-8,455.00	17.5%
42520 OFFICERS COSTS	-35,000	-35,000	-12,415.50	-3,737.50	-22,584.50	35.5%
42530 DATA ENTRY FEE -CHANCERY COUR	-5,000	-5,000	-1,684.00	-560.00	-3,316.00	33.7%
42610 FINES	-1,000	-1,000	-206.15	-2.61	-793.85	20.6%
42641 DRUG COURT FEES	-30,000	-30,000	-17,487.00	-4,269.50	-12,513.00	58.3%
42910 PROCEEDS -CONFISCATED PROPERT	-1,000	-1,000	-385.00	-385.00	-615.00	38.5%
42990 OTHER FINES/FORFEITS/PENALTIE	-18,300	-18,300	-5,682.00	-2,805.00	-12,618.00	31.0%
43120 PATIENT CHARGES	-6,900,000	-6,900,000	-2,781,559.71	-790,624.45	-4,118,440.29	40.3%
43140 ZONING STUDIES	-5,000	-5,000	-1,500.00	.00	-3,500.00	30.0%
43190 OTHER GENERAL SERVICE CHARGES	-65,000	-65,000	-24,559.00	-7,024.00	-40,441.00	37.8%
43340 RECREATION FEES	-110,000	-110,000	-50,765.00	-29,670.00	-59,235.00	46.2%
43350 COPY FEES	-9,900	-9,900	-2,729.75	-869.30	-7,170.25	27.6%
43365 ARCHIVE & RECORD MANAGEMENT	-475,500	-475,500	-131,774.56	-41,762.43	-343,725.44	27.7%
43366 GREENBELT LATE APPLICATION FEE	0	0	-50.00	.00	50.00	100.0%
43370 TELEPHONE COMMISSIONS	-236,000	-236,000	-86,370.05	-52,088.74	-149,629.95	36.6%
43380 VENDING MACHINE COLLECTIONS	-68,000	-68,000	-26,398.07	-9,786.88	-41,601.93	38.8%
43383 TITLING AND REGISTRATION	-190,000	-190,000	-54,159.00	-17,619.00	-135,841.00	28.5%
43384 FINGERPRINT FEES	0	0	-965.00	-355.00	965.00	100.0%
43392 DATA PROCESSING FEES -REGISTE	-80,000	-80,000	-21,764.00	-7,182.00	-58,236.00	27.2%
43393 PROBATION FEES	-27,000	-27,000	-2,712.00	-490.00	-24,288.00	10.0%
43394 DATA PROCESSING FEES - SHERIF	-30,000	-30,000	-8,546.19	-2,490.07	-21,453.81	28.5%
43395 SEXUAL OFFENDER FEE - SHERIFF	-18,000	-18,000	-2,900.00	-700.00	-15,100.00	16.1%
43396 DATA PROCESSING FEE-COUNTY CL	-30,000	-30,000	-3,603.00	-1,035.00	-26,397.00	12.0%
43990 OTHER CHARGES FOR SERVICES	-5,000	-5,000	-6,655.50	-1,440.50	1,655.50	133.1%
44110 INTEREST EARNED	-5,000,000	-5,000,000	-1,168,089.76	-291,880.02	-3,831,910.24	23.4%
44120 LEASE/RENTALS	-313,320	-313,320	-20,575.00	-5,195.00	-292,745.00	6.6%
44140 SALE OF MAPS	-3,000	-3,000	.00	.00	-3,000.00	.0%
44170 MISCELLANEOUS REFUNDS	-314,100	-314,100	-98,043.23	-37,309.14	-216,056.77	31.2%
44530 SALE OF EQUIPMENT	-5,000	-5,000	-18,530.00	-7,847.00	13,530.00	370.6%
44540 SALE OF PROPERTY	0	0	-4,500.00	.00	4,500.00	100.0%
44990 OTHER LOCAL REVENUES	-462,000	-462,000	-215,808.18	-50,381.36	-246,191.82	46.7%
45510 COUNTY CLERK	-2,450,000	-2,450,000	-642,185.14	-235,895.85	-1,807,814.86	26.2%
45520 CIRCUIT COURT CLERK	-700,000	-700,000	-180,786.54	-52,083.62	-519,213.46	25.8%
45540 GENERAL SESSIONS COURT CLERK	-1,700,000	-1,700,000	-493,875.44	-144,429.40	-1,206,124.56	29.1%
45550 CLERK & MASTER	-425,000	-425,000	-125,310.82	-44,565.70	-299,689.18	29.5%
45560 JUVENILE COURT CLERK	-200,000	-200,000	-55,760.00	-19,463.70	-144,240.00	27.9%
45580 REGISTER	-1,300,000	-1,300,000	-477,257.82	-155,659.15	-822,742.18	36.7%
45590 SHERIFF	-85,000	-85,000	-50,986.47	-12,724.00	-34,013.53	60.0%
45610 TRUSTEE	-5,000,000	-5,000,000	-503,723.59	-171,625.35	-4,496,276.41	10.1%
46110 JUVENILE SERVICES PROGRAM	-580,011	-580,011	-161,671.71	-121,617.56	-418,339.29	27.9%
46210 LAW ENFORCEMENT TRAINING PROG	-124,800	-124,800	.00	.00	-124,800.00	.0%
46240 SCHOOL RESOURCE OFFICER GRANT	-3,075,000	-3,075,000	.00	.00	-3,075,000.00	.0%
46390 OTHER HEALTH & WELFARE GRANT	-373,970	-490,070	-88,403.45	-33,774.20	-401,666.55	18.0%
46430 LITTER PROGRAM	-91,300	-91,300	-40,152.23	-40,152.23	-51,147.77	44.0%

MONTGOMERY COUNTY GOVERNMENT, TN



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	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
46810 FLOOD CONTROL	-3,500	-3,500	.00	.00	-3,500.00	.0%
46830 BEER TAX	-20,000	-20,000	-9,212.27	-9,212.27	-10,787.73	46.1%
46835 VEHICLE CERTIFICATE OF TITLE	-26,000	-26,000	-7,036.60	-2,322.90	-18,963.40	27.1%
46840 ALCOHOLIC BEVERAGE TAX	-400,000	-400,000	-122,489.20	-20,939.18	-277,510.80	30.6%
46845 OPIOID SETTLEMENT FUNDS TN	-646,881	-646,881	.00	.00	-646,881.00	.0%
46851 STATE REVENUE SHARING - T.V.A	-2,200,000	-2,200,000	.00	.00	-2,200,000.00	.0%
46852 REVENUE SHARING - TELECOM	-290,000	-290,000	-41,499.88	.00	-248,500.12	14.3%
46855 SHARED SPRTS GAMING PRIVILEGE	-115,000	-115,000	-26,755.58	.00	-88,244.42	23.3%
46890 PRISONER TRANSPORTATION	-10,000	-10,000	-5,219.57	-34.56	-4,780.43	52.2%
46915 CONTRACTED PRISONER BOARDING	-900,000	-900,000	-270,231.00	-101,557.00	-629,769.00	30.0%
46960 REGISTRAR'S SALARY SUPPLEMENT	-15,164	-15,164	-3,791.00	-3,791.00	-11,373.00	25.0%
46980 OTHER STATE GRANTS	-4,030,250	-4,451,253	-921,916.16	-311,354.74	-3,529,336.84	20.7%
46990 OTHER STATE REVENUES	-82,000	-208,000	-44,033.88	-10,736.97	-163,966.12	21.2%
47235 HOMELAND SECURITY GRANTS	-74,350	-277,736	-71,073.43	.00	-206,662.57	25.6%
47590 OTHER FEDERAL THROUGH STATE	-35,000	-231,009	-36,339.67	.00	-194,669.33	15.7%
47700 ASSET FORFEITURE FUNDS	-57,500	-57,500	.00	.00	-57,500.00	.0%
47990 OTHER DIRECT FEDERAL REVENUE	-2,400	-2,400	-800.00	.00	-1,600.00	33.3%
48130 CONTRIBUTIONS	-256,490	-256,490	-76,550.62	-45,870.38	-179,939.38	29.8%
48140 CONTRACTED SERVICES	-280,000	-280,000	-102,388.23	.00	-177,611.77	36.6%
48610 DONATIONS	-4,500	-14,500	-321,497.93	-9,301.00	306,997.93	2217.2%
48990 OTHER	0	-4,000	-4,000.00	.00	.00	100.0%
48991 OPIOID SETTLEMENT FUNDS	0	0	-146,120.51	.00	146,120.51	100.0%
49700 INSURANCE RECOVERY	-20,000	-85,000	.00	.00	-85,000.00	.0%
49800 OPERATING TRANSFERS	-25,000	-1,025,000	.00	.00	-1,025,000.00	.0%
TOTAL COUNTY GENERAL	-151,890,657	-154,032,155	-13,153,974.14	-3,519,126.86	-140,878,180.86	8.5%

131 GENERAL ROADS

40110 CURRENT PROPERTY TAX	-12,754,000	-12,754,000	-652.66	.00	-12,753,347.34	.0%
40120 TRUSTEE'S COLLECTIONS - PYR	-105,000	-105,000	-54,792.22	.00	-50,207.78	52.2%
40125 TRUSTEE COLLECTIONS - BANKRUP	-3,000	-3,000	-26.59	.00	-2,973.41	.9%
40130 CIRCUIT/CHANCERY COLLECT-PYR	-55,000	-55,000	-29,025.54	.00	-25,974.46	52.8%
40140 INTEREST & PENALTY	-57,733	-57,733	-15,547.39	.00	-42,185.61	26.9%
40270 BUSINESS TAX	-200,000	-200,000	-19,690.73	-6,555.60	-180,309.27	9.8%
40280 MINERAL SEVERANCE TAX	-385,000	-385,000	-81,389.79	-81,389.79	-303,610.21	21.1%
40320 BANK EXCISE TAX	-45,000	-45,000	.00	.00	-45,000.00	.0%
44170 MISCELLANEOUS REFUNDS	-25,000	-25,000	-4,968.75	-1,232.89	-20,031.25	19.9%
44530 SALE OF EQUIPMENT	0	-105,500	-105,964.00	.00	464.00	100.4%
46410 BRIDGE PROGRAM	-790,000	-790,000	.00	.00	-790,000.00	.0%
46420 STATE AID PROGRAM	-2,000,000	-2,000,000	-459,546.90	.00	-1,540,453.10	23.0%
46920 GASOLINE & MOTOR FUEL TAX	-4,264,000	-4,264,000	-1,209,610.83	-412,245.84	-3,054,389.17	28.4%

MONTGOMERY COUNTY GOVERNMENT, TN



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	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
46925 HYBRID/ELECTRIC VEHICLE REGIS	0	0	-17,607.96	-6,052.38	17,607.96	100.0%
46930 PETROLEUM SPECIAL TAX	-138,000	-138,000	-36,453.55	-12,151.14	-101,546.45	26.4%
46980 OTHER STATE GRANTS	-1,900,000	-1,900,000	.00	.00	-1,900,000.00	.0%
48120 PAVING & MAINTENANCE	0	0	-121,412.59	-98,163.71	121,412.59	100.0%
49700 INSURANCE RECOVERY	-3,000	-3,000	-32,272.68	-32,272.68	29,272.68	1075.8%
TOTAL GENERAL ROADS	-22,724,733	-22,830,233	-2,188,962.18	-650,064.03	-20,641,270.82	9.6%
151 DEBT SERVICE						
40110 CURRENT PROPERTY TAX	-30,974,000	-30,974,000	-1,585.02	.00	-30,972,414.98	.0%
40120 TRUSTEE'S COLLECTIONS - PYR	-600,000	-600,000	-133,105.37	.00	-466,894.63	22.2%
40125 TRUSTEE COLLECTIONS - BANKRUP	-5,000	-5,000	-64.60	.00	-4,935.40	1.3%
40130 CIRCUIT/CHANCERY COLLECT-PYR	-250,000	-250,000	-76,485.57	.00	-173,514.43	30.6%
40140 INTEREST & PENALTY	-200,000	-200,000	-39,200.24	.00	-160,799.76	19.6%
40163 PMTS IN LIEU OF TAXES - OTHER	-2,162,555	-2,162,555	.00	.00	-2,162,555.00	.0%
40210 LOCAL OPTION SALES TAX	-700,000	-700,000	-235,246.59	-78,689.02	-464,753.41	33.6%
40250 LITIGATION TAX - GENERAL	-400,000	-400,000	-116,303.57	-34,363.06	-283,696.43	29.1%
40266 LITIGATION TAX-JAIL/WH/CH	-400,000	-400,000	-126,188.31	-37,796.77	-273,811.69	31.5%
40270 BUSINESS TAX	-200,000	-200,000	-19,690.73	-6,555.60	-180,309.27	9.8%
40285 ADEQUATE FACILITIES TAX	-1,800,000	-1,800,000	-539,000.00	-162,000.00	-1,261,000.00	29.9%
40320 BANK EXCISE TAX	-175,000	-175,000	.00	.00	-175,000.00	.0%
44110 INTEREST EARNED	-9,000,000	-9,000,000	-1,540,774.66	-326,452.78	-7,459,225.34	17.1%
48130 CONTRIBUTIONS	-124,200	-124,200	.00	.00	-124,200.00	.0%
49800 OPERATING TRANSFERS	-7,433,771	-7,433,771	.00	.00	-7,433,771.00	.0%
TOTAL DEBT SERVICE	-54,424,526	-54,424,526	-2,827,644.66	-645,857.23	-51,596,881.34	5.2%
171 CAPITAL PROJECTS						
40110 CURRENT PROPERTY TAX	-12,754,000	-12,754,000	-652.66	.00	-12,753,347.34	.0%
40120 TRUSTEE'S COLLECTIONS - PYR	-150,000	-150,000	-54,790.00	.00	-95,210.00	36.5%
40125 TRUSTEE COLLECTIONS - BANKRUP	0	0	-26.59	.00	26.59	100.0%
40130 CIRCUIT/CHANCERY COLLECT-PYR	-65,000	-65,000	-27,441.98	.00	-37,558.02	42.2%
40140 INTEREST & PENALTY	-50,000	-50,000	-15,166.04	.00	-34,833.96	30.3%
40220 HOTEL/MOTEL TAX	-2,400,000	-2,400,000	-640,062.16	.00	-1,759,937.84	26.7%
40240 WHEEL TAX	-7,600,000	-7,600,000	-2,145,563.34	-711,753.18	-5,454,436.66	28.2%
40320 BANK EXCISE TAX	-50,000	-50,000	.00	.00	-50,000.00	.0%
44110 INTEREST EARNED	-100,000	-100,000	.00	.00	-100,000.00	.0%
47180 COMMUNITY DEVELOPMENT	0	-811,609	-75,690.79	-61,346.66	-735,918.21	9.3%

YEAR-TO-DATE BUDGET REPORT

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	ORIGINAL ESTIM REV	REVISED EST REV	ACTUAL YTD REVENUE	ACTUAL MTD REVENUE	REMAINING REVENUE	PCT COLL
47590 OTHER FEDERAL THROUGH STATE	0	0	-456,824.34	.00	456,824.34	100.0%
48130 CONTRIBUTIONS	0	-696,765	-334,386.00	.00	-362,379.00	48.0%
48990 OTHER	0	-350,000	-350,000.00	.00	.00	100.0%
49100 BOND PROCEEDS	-50,000,000	-50,000,000	.00	.00	-50,000,000.00	.0%
49800 OPERATING TRANSFERS	0	-2,043,652	.00	.00	-2,043,652.00	.0%
TOTAL CAPITAL PROJECTS	-73,169,000	-77,071,026	-4,100,603.90	-773,099.84	-72,970,422.10	5.3%
266 WORKER'S COMPENSATION						
49700 INSURANCE RECOVERY	0	0	-2,267.13	.00	2,267.13	100.0%
49800 OPERATING TRANSFERS	-1,127,111	-1,127,111	.00	.00	-1,127,111.00	.0%
TOTAL WORKER'S COMPENSATION	-1,127,111	-1,127,111	-2,267.13	.00	-1,124,843.87	.2%
GRAND TOTAL	-303,336,027	-309,485,051	-22,273,452.01	-5,588,147.96	-287,211,598.99	7.2%

** END OF REPORT - Generated by MarieL Lopez-Gonzalez **

MONTGOMERY COUNTY GOVERNMENT, TN



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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
101 COUNTY GENERAL							
51100 COUNTY COMMISSION	448,899	448,899	93,871.05	26,133.03	8,384.75	346,643.20	22.8%
51210 BOARD OF EQUALIZATION	10,770	10,770	.00	.00	.00	10,770.00	.0%
51220 BEER BOARD	7,306	7,306	1,094.85	580.25	42.00	6,169.15	15.6%
51240 OTHER BOARDS & COMMITTEES	6,890	6,890	1,719.43	429.90	.00	5,170.57	25.0%
51300 COUNTY MAYOR	919,497	920,353	311,712.00	93,172.53	4,751.36	603,889.98	34.4%
51310 HUMAN RESOURCES	1,532,014	1,562,700	444,997.73	167,937.62	29,709.78	1,087,992.84	30.4%
51400 COUNTY ATTORNEY	300,000	300,000	.00	.00	.00	300,000.00	.0%
51500 ELECTION COMMISSION	914,910	1,282,410	296,428.35	141,294.45	27,415.96	958,565.69	25.3%
51600 REGISTER OF DEEDS	1,052,806	1,052,806	332,658.03	98,113.84	11,713.13	708,434.84	32.7%
51720 PLANNING	578,569	653,404	192,856.16	48,214.04	.00	460,547.84	29.5%
51730 BUILDING	903,844	903,844	289,502.14	95,263.34	19,323.28	595,018.58	34.2%
51750 CODES COMPLIANCE	1,665,354	1,691,335	575,152.30	175,821.30	3,789.41	1,112,393.29	34.2%
51760 GEOGRAPHICAL INFO SYSTEMS	321,330	424,263	112,849.07	87,558.63	278,243.08	33,170.93	92.2%
51800 COUNTY BUILDINGS	737,480	757,043	256,988.09	74,230.16	44,506.10	455,548.81	39.8%
51810 FACILITIES	4,845,349	4,912,667	1,516,207.82	514,820.70	539,446.76	2,857,011.92	41.8%
51900 OTHER GENERAL ADMINISTRATION	1,769,185	1,795,360	564,223.90	149,964.04	4,272.54	1,226,863.56	31.7%
51910 ARCHIVES	639,902	641,099	174,054.67	50,895.69	65,596.95	401,446.96	37.4%
52100 ACCOUNTS & BUDGETS	1,400,281	1,401,658	435,618.95	137,247.05	6,743.07	959,295.98	31.6%
52200 PURCHASING	550,332	550,832	144,162.83	46,748.64	51,891.40	354,777.77	35.6%
52300 PROPERTY ASSESSOR'S OFFICE	2,760,825	2,765,941	956,090.12	259,293.96	117,809.91	1,692,041.29	38.8%
52400 COUNTY TRUSTEES OFFICE	1,226,777	1,226,777	385,907.62	103,294.20	37,001.40	803,867.98	34.5%
52500 COUNTY CLERK'S OFFICE	4,914,679	4,933,205	1,600,262.42	495,857.99	52,117.68	3,280,824.78	33.5%
52600 INFORMATION SYSTEMS	5,743,173	6,739,172	2,311,643.71	1,157,678.14	1,075,576.40	3,351,952.06	50.3%
52900 OTHER FINANCE	61,300	61,300	3,725.30	.00	.00	57,574.70	6.1%
53100 CIRCUIT COURT	5,990,669	6,015,669	1,849,943.19	570,845.82	17,736.84	4,147,988.97	31.0%
53300 GENERAL SESSIONS COURT	992,366	993,062	279,816.19	68,314.98	366.40	712,879.51	28.2%
53330 DRUG COURT	149,626	104,000	20,496.74	5,176.07	40,201.08	43,302.18	58.4%
53400 CHANCERY COURT	1,230,779	1,230,779	404,074.34	123,727.69	11,864.44	814,840.22	33.8%
53500 JUVENILE COURT	2,212,744	2,344,017	695,373.08	223,954.34	220,934.42	1,427,709.50	39.1%
53600 DISTRICT ATTORNEY GENERAL	438,727	439,527	136,326.20	50,782.09	8,715.54	294,485.26	33.0%
53610 OFFICE OF PUBLIC DEFENDER	219,911	219,911	9,195.26	6,577.38	.00	210,715.74	4.2%
53700 JUDICIAL COMMISSIONERS	459,458	460,536	151,203.12	49,772.72	14,136.50	295,195.92	35.9%
53800 SPECIAL COURTS	1,010,497	1,159,861	249,176.07	76,210.47	5,244.61	905,440.32	21.9%
53900 OTHER ADMINISTRATION/ JUSTICE	552,208	552,208	177,776.60	128,015.89	.00	374,431.40	32.2%
53910 ADULT PROBATION SERVICES	1,504,705	1,631,714	448,125.47	152,836.13	36,477.18	1,147,111.35	29.7%
54110 SHERIFF'S DEPARTMENT	20,668,174	23,121,839	8,007,458.16	2,172,741.97	1,271,755.49	13,842,625.14	40.1%
54120 SPECIAL PATROLS	7,112,743	7,114,898	2,283,237.36	718,887.22	29,267.63	4,802,393.46	32.5%
54150 DRUG ENFORCEMENT	47,500	122,500	78,693.94	1,520.24	.00	43,806.06	64.2%
54160 SEXUAL OFFENDER REGISTRY	22,370	22,370	1,342.91	183.98	461.97	20,565.12	8.1%
54210 JAIL	20,522,250	20,487,262	6,201,914.72	1,800,630.51	2,519,749.14	11,765,598.52	42.6%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54220 WORKHOUSE	2,284,903	2,284,903	770,019.07	215,350.25	383,511.04	1,131,372.89	50.5%
54230 COMMUNITY CORRECTIONS	888,381	888,381	273,784.00	87,329.22	44,363.96	570,233.04	35.8%
54240 JUVENILE SERVICES	521,270	523,380	167,514.43	55,759.01	69,158.09	286,707.48	45.2%
54310 FIRE PREVENTION & CONTROL	3,986,328	4,057,417	548,013.51	144,940.76	394,090.99	3,115,312.09	23.2%
54410 EMERGENCY MANAGEMENT	496,069	585,248	167,251.64	53,334.11	5,963.80	412,032.56	29.6%
54490 OTHER EMERGENCY MANAGEMENT	0	203,386	.00	.00	.00	203,386.00	.0%
54610 COUNTY CORONER / MED EXAMINER	585,000	585,000	102,200.00	64,700.00	22,800.00	460,000.00	21.4%
55110 HEALTH DEPARTMENT	315,931	316,431	101,873.39	33,465.78	967.48	213,590.13	32.5%
55120 RABIES & ANIMAL CONTROL	2,836,467	2,917,937	825,157.78	280,940.38	185,262.21	1,907,517.05	34.6%
55130 AMBULANCE SERVICE	22,290,181	22,321,266	7,364,663.82	2,258,286.70	707,165.73	14,249,436.29	36.2%
55190 OTHER LOCAL HLTH SRVCS (WIC)	3,696,661	3,696,661	1,069,598.64	328,432.36	20.45	2,627,041.91	28.9%
55390 APPROPRIATION TO STATE	156,123	156,123	122,211.00	.00	.00	33,912.00	78.3%
55590 OTHER LOCAL WELFARE SERVICES	20,825	20,825	4,000.00	1,000.00	.00	16,825.00	19.2%
56500 LIBRARIES	4,099,487	4,099,487	2,049,743.50	.00	.00	2,049,743.50	50.0%
56700 PARKS & FAIR BOARDS	4,950,311	4,970,849	1,609,808.06	473,288.30	266,810.31	3,094,230.63	37.8%
56900 OTHER SOCIAL, CULTURAL & REC	9,688	9,688	2,030.23	329.36	.00	7,657.77	21.0%
57100 AGRICULTURAL EXTENSION SERVIC	598,184	623,078	141,259.87	127,996.80	34,235.85	447,582.28	28.2%
57300 FOREST SERVICE	2,000	2,000	.00	.00	.00	2,000.00	.0%
57500 SOIL CONSERVATION	76,849	77,449	26,089.21	8,431.02	272.00	51,087.79	34.0%
58110 TOURISM	1,825,000	1,825,000	659,853.79	221,949.67	.00	1,165,146.21	36.2%
58120 INDUSTRIAL DEVELOPMENT	2,548,179	2,548,179	403,099.61	201,544.86	.00	2,145,079.39	15.8%
58220 AIRPORT	509,683	509,683	254,841.60	.00	.00	254,841.40	50.0%
58300 VETERAN'S SERVICES	903,869	903,869	299,991.92	100,286.33	5,859.55	598,017.53	33.8%
58400 OTHER CHARGES	4,783,000	4,783,000	2,523,536.39	45,588.00	.00	2,259,463.61	52.8%
58500 CONTRIBUTION TO OTHER AGENCIE	2,931,500	3,965,500	1,182,345.98	72,628.58	.00	2,783,154.02	29.8%
58600 EMPLOYEE BENEFITS	826,000	826,000	231,687.18	71,793.88	.00	594,312.82	28.0%
58900 MISC-CONT RESERVE	15,000	15,000	1,250.00	.00	.00	13,750.00	8.3%
64000 LITTER & TRASH COLLECTION	227,224	227,224	67,712.35	21,672.00	.00	159,511.65	29.8%
99100 OPERATING TRANSFERS	1,994,440	4,038,092	.00	.00	.00	4,038,092.00	.0%
TOTAL COUNTY GENERAL	160,824,752	169,051,243	52,965,416.86	14,943,774.37	8,675,727.66	107,410,098.43	36.5%
131. GENERAL ROADS							
61000 ADMINISTRATION	1,058,226	1,075,342	333,165.89	95,118.61	37,155.67	705,020.04	34.4%
62000 HIGHWAY & BRIDGE MAINTENANCE	13,298,370	14,569,584	4,185,953.56	1,718,639.35	1,456,527.10	8,927,103.33	38.7%
63100 OPERATION & MAINT OF EQUIPMEN	1,882,038	1,919,850	645,297.76	197,574.12	84,597.94	1,189,954.42	38.0%
63600 TRAFFIC CONTROL	1,241,703	1,254,546	382,758.36	100,112.20	124,809.15	746,978.03	40.5%
65000 OTHER CHARGES	679,171	680,876	107,213.70	21,278.79	3,094.25	570,568.05	16.2%
66000 EMPLOYEE BENEFITS	71,000	71,000	10,500.50	.00	.00	60,499.50	14.8%
68000 CAPITAL OUTLAY	4,105,300	6,272,157	1,768,491.23	682,000.82	2,138,978.96	2,364,687.13	62.3%
99100 OPERATING TRANSFERS	132,671	132,671	.00	.00	.00	132,671.00	.0%

MONTGOMERY COUNTY GOVERNMENT, TN



YEAR-TO-DATE BUDGET REPORT

FOR 2026 04

JOURNAL DETAIL 2026 1 TO 2026 4

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL GENERAL ROADS	22,468,479	25,976,026	7,433,381.00	2,814,723.89	3,845,163.07	14,697,481.50	43.4%
151 DEBT SERVICE							
82110 PRINCIPAL-GENERAL GOVERNMENT	14,405,450	14,405,450	.00	.00	.00	14,405,450.00	.0%
82130 PRINCIPAL-EDUCATION	21,315,366	21,315,366	547,286.30	117,647.05	.00	20,768,079.70	2.6%
82210 INTEREST-GENERAL GOVERNMENT	9,593,754	9,593,754	1,708,914.19	.00	.00	7,884,839.81	17.8%
82230 INTEREST-EDUCATION	9,517,343	9,517,343	2,591,804.58	25,250.00	.00	6,925,538.42	27.2%
82310 OTHER DEBT SERV-COUNTY GOVT	404,500	404,500	7,049.38	380.00	.00	397,450.62	1.7%
82330 OTHER DEBT SERV.-EDUCATION	503,000	503,000	16,899.54	1,836.67	.00	486,100.46	3.4%
TOTAL DEBT SERVICE	55,739,413	55,739,413	4,871,953.99	145,113.72	.00	50,867,459.01	8.7%
171 CAPITAL PROJECTS							
00000 NON-DEDICATED ACCOUNT	365,000	365,000	23,405.82	.00	.00	341,594.18	6.4%
91110 GENERAL ADMINISTRATION PROJEC	0	11,320,380	3,795,726.58	1,363,836.39	3,483,009.28	4,041,644.49	64.3%
91130 PUBLIC SAFETY PROJECTS	18,995,000	23,908,244	753,062.03	244,051.28	4,371,878.10	18,783,304.22	21.4%
91140 PUBLIC HEALTH /WELFARE PROJEC	3,400,000	5,689,742	1,389,703.65	61,323.85	592,352.34	3,707,685.66	34.8%
91150 SOCIAL/CULTURAL/REC PROJECTS	2,500,000	8,352,174	3,165,791.85	808,841.63	1,823,209.50	3,363,173.14	59.7%
91160 AG & NAT RESOURCES PROJECTS	0	3,455,049	2,430.00	2,430.00	632,400.00	2,820,219.00	18.4%
91190 OTHER GENERAL GOVT PROJECTS	0	105,345	.00	.00	.00	105,345.00	.0%
91200 HIGHWAY & STREET CAP PROJECTS	7,000,000	36,251,146	2,469,533.34	1,321,838.79	5,546,122.13	28,235,490.10	22.1%
91300 EDUCATION CAPITAL PROJECTS	6,000,000	46,000,000	20,761,405.00	10,426,466.00	.00	25,238,595.00	45.1%
99100 OPERATING TRANSFERS	6,433,771	7,433,771	.00	.00	.00	7,433,771.00	.0%
TOTAL CAPITAL PROJECTS	44,693,771	142,880,851	32,361,058.27	14,228,787.94	16,448,971.35	94,070,821.79	34.2%
266 WORKER'S COMPENSATION							
51810 FACILITIES	0	0	5.16	.00	.00	-5.16	100.0%
51920 RISK MANAGEMENT	1,238,793	1,390,054	285,185.04	87,078.21	65,042.81	1,039,825.67	25.2%
54110 SHERIFF'S DEPARTMENT	0	0	6,262.74	1,181.31	.00	-6,262.74	100.0%
54210 JAIL	0	0	17,961.42	11,699.44	.00	-17,961.42	100.0%
54310 FIRE PREVENTION & CONTROL	0	0	1,578.53	.00	.00	-1,578.53	100.0%
55130 AMBULANCE SERVICE	0	0	207.67	.00	.00	-207.67	100.0%
55754 LANDFILL OPERATION/MAINTENANC	0	0	1,627.31	385.37	.00	-1,627.31	100.0%
62000 HIGHWAY & BRIDGE MAINTENANCE	0	0	107.24	95.88	.00	-107.24	100.0%

YEAR-TO-DATE BUDGET REPORT

FOR 2026 04

JOURNAL DETAIL 2026 1 TO 2026 4

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL WORKER'S COMPENSATION	1,238,793	1,390,054	312,935.11	100,440.21	65,042.81	1,012,075.60	27.2%
GRAND TOTAL	284,965,208	395,037,586	97,944,745.23	32,232,840.13	29,034,904.89	268,057,936.33	32.1%
** END OF REPORT - Generated by Mariel Lopez-Gonzalez **							

The Board was adjourned at 6:27 P.M.